

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

CDP/FDP #2000-PR-056

FOR TAX MAP 46-4 ((01)) PARCELS 18A, 36 & 37 AND 56-2 ((01)) PARCELS 15F, 16 & 22

SPECIAL EXCEPTION PLAT/SE #00-P-050

FOR TAX MAP 46-4 ((01)) 18A

FAIRFAX RIDGE

Providence Magisterial District
Fairfax County, Virginia

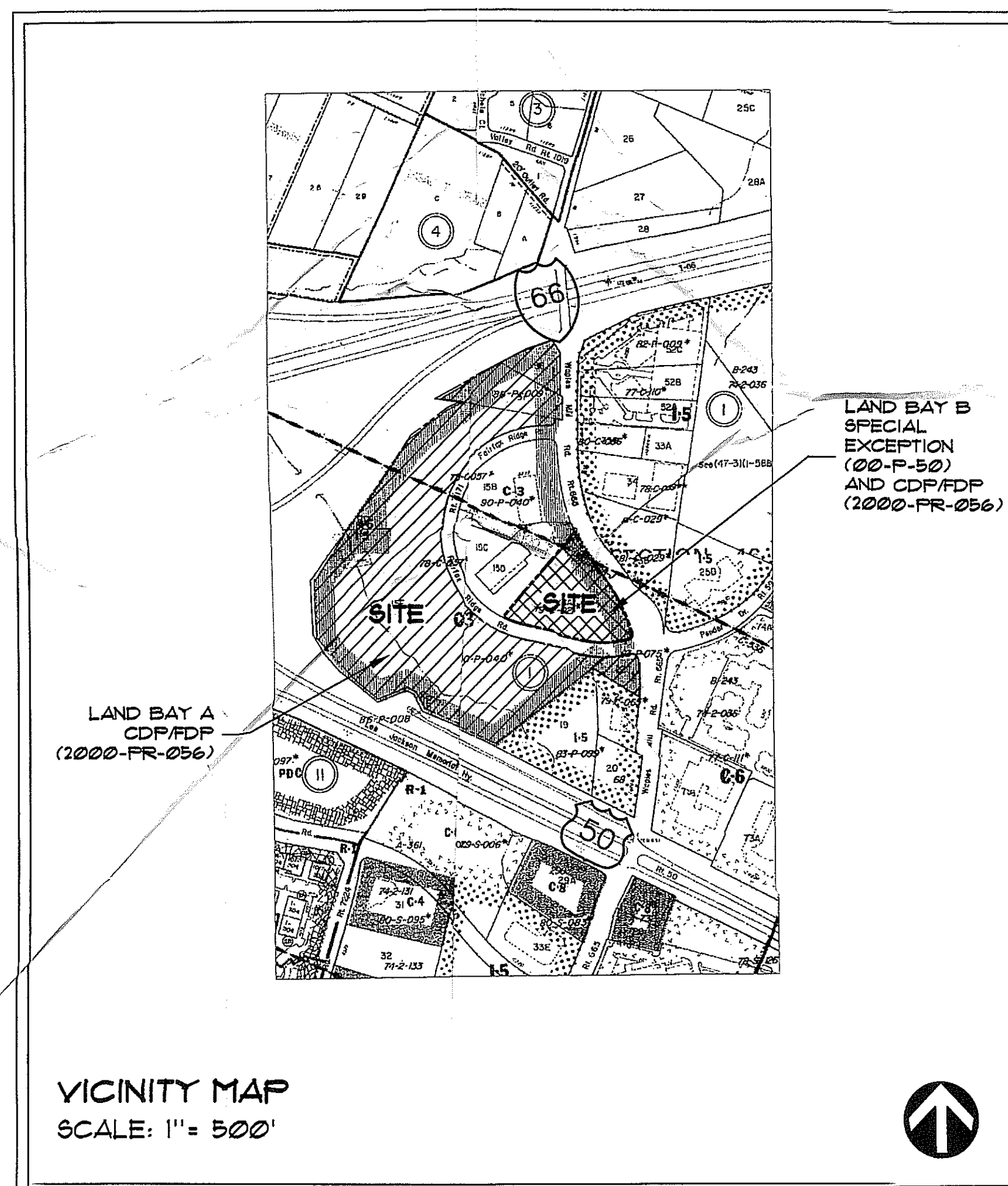
PREPARED FOR

FAIRFAX RIDGE LIMITED PARTNERSHIP

SEPTEMBER 15, 2000

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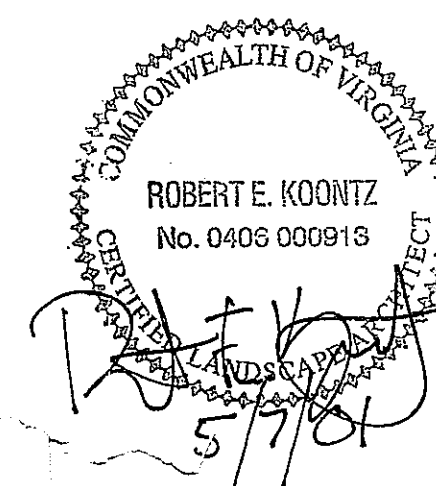


REVISION

FEBRUARY 9, 2001
MARCH 9, 2001
MARCH 16, 2001
APRIL 13, 2001
APRIL 26, 2001
MAY 7, 2001

RZ/FDP 2000-PR-056 A.P.
Application No. Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7-5-01 BOS 7/9/01
SEE PROFFERS DATED
Date of (BOS) (PC) approval 5-23-01
Sheet 1 of 14
FDP dev. conditions dated 5-23-01

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 8 2001
ZONING EVALUATION DIVISION



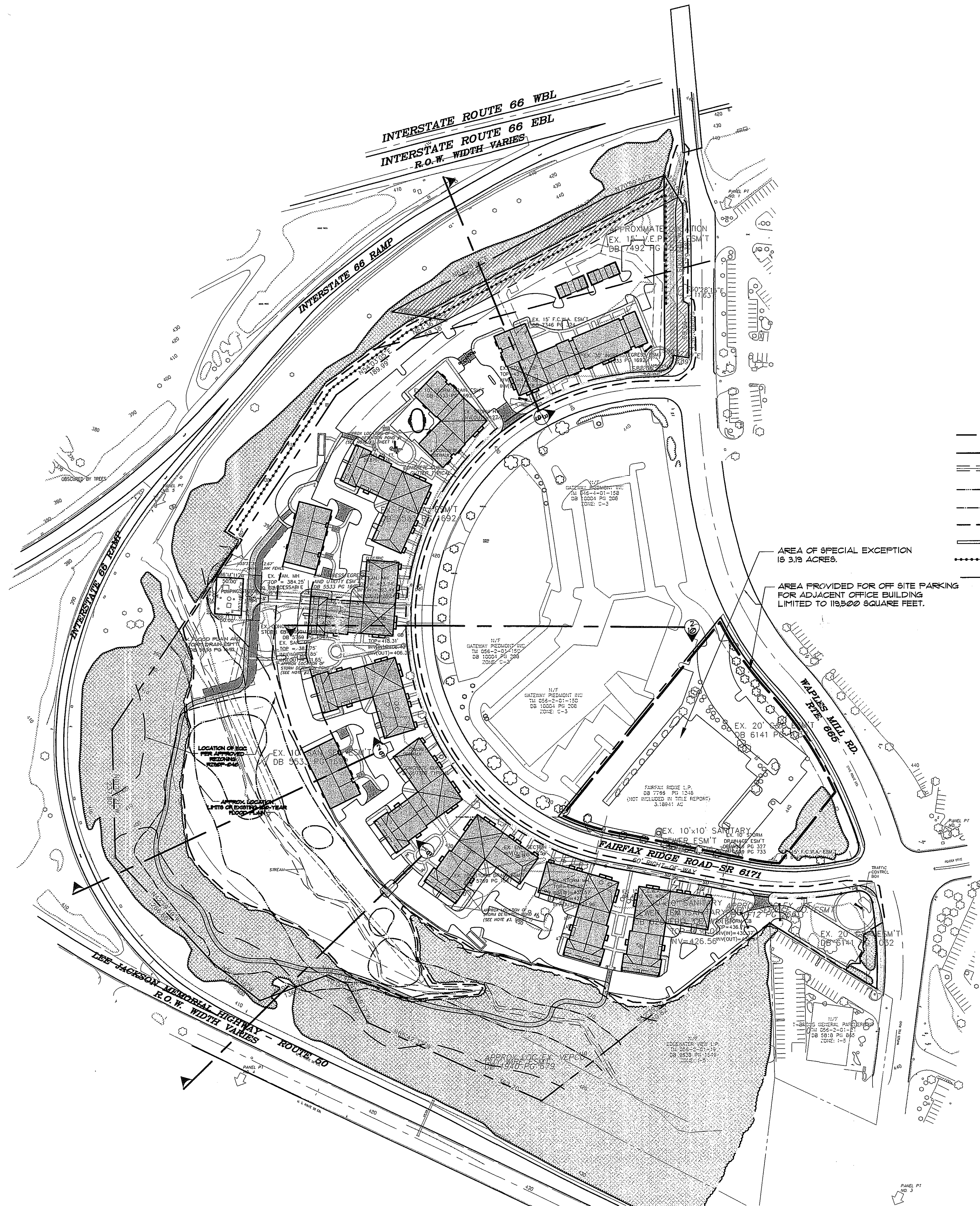
PREPARED BY:

LandDesign, Inc.

Landscape Architecture Land Planning
Urban Design Geographic Information System
1414 Prince Street Suite 400 703/549-77
Alexandria, VA 22314-2815 Fax: 703/549-4

LDI # 2000/
SHEET # 1 C

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LEGEND

- 200' INTERSTATE SETBACK
- PROPERTY LINE
- STREAM BED
- 100 YEAR FLOODPLAIN
- SUM POND
- LIMITS OF CLEARING AND GRADING
- SIDEWALK
- SOUND ATTENUATION WALL
- LIMITS OF EGC
- EXISTING TREES TO REMAIN
- ROW DEDICATION
- DETENTION POND ACCESS WAY WITH GRASSPAVE 2

CONCEPTUAL DEVELOPMENT PLAN TABULATION FOR LAND BAYS A AND B

SITE AREA, LAND BAY A	20.79 +/- AC
SITE AREA, LAND BAY B	3.19 +/- AC
TOTAL SITE AREA:	23.98 +/- AC (1,044,780 S.F.)
PROPOSED R.O.W. DEDICATION:	1.03 +/- AC
PROPOSED ZONING:	PDH-20
USE:	MULTI-FAMILY DWELLINGS AND SECONDARY USE

DENSITY CALCULATIONS

DENSITY ALLOWED (PDH-20) (23.98AC) (20 D.U./AC)	=480 D.U.'S
UNITS PROPOSED, LAND BAY A	420 MULTIFAMILY D.U.'S
UNITS PROPOSED, LAND BAY B	0 D.U.'S
TOTAL UNITS PROPOSED:	420 MULTI-FAMILY D.U.'S
MAXIMUM DENSITY PROPOSED	17.5 D.U./AC

FINAL DEVELOPMENT PLAN TABULATION FOR LAND BAY A ONLY

SITE AREA PROPOSED:	20.79 +/- ACRES
PROPOSED MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS:	420
PROPOSED CLUBHOUSE/LEASING OFFICE:	6,500 SQUARE FEET
MAXIMUM NUMBER OF RESIDENTIAL STORIES:	4 STORIES
BUILDINGS 1-4:	60 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET
BUILDINGS 5-12:	5 STORIES
MAXIMUM BUILDING HEIGHT:	65 FEET
MAXIMUM NUMBER OF PARKING GARAGE LEVELS:	2
MAXIMUM HEIGHT OF PARKING GARAGE:	18 FEET
OPEN SPACE REQUIRED:	35% (7.28 AC)
OPEN SPACE PROVIDED:	50% (10.40 +/- AC)
DEVELOPED RECREATIONAL OPEN SPACE:	1.65 AC +/-
(INCLUDES POOL, RECREATIONAL FACILITIES IN CLUBHOUSE, TOTLOT, AMENITY COURTYARDS, AND JOGGING TRAIL.)	
PARKING SPACES REQUIRED:	672 SPACES
PARKING SPACES PROVIDED:	672 SPACES
SURFACE:	278 SPACES
INTEGRAL GARAGE:	98 SPACES
TANDEN:	96 SPACES
PARKING STRUCTURE:	130 SPACES
PARKING UNDER BLDG. 1:	60 SPACES
FREESTANDING GARAGE:	10 SPACES

SPECIAL EXCEPTION TABULATION FOR LAND BAY B ONLY

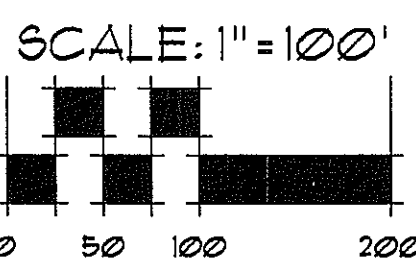
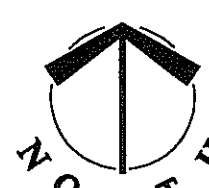
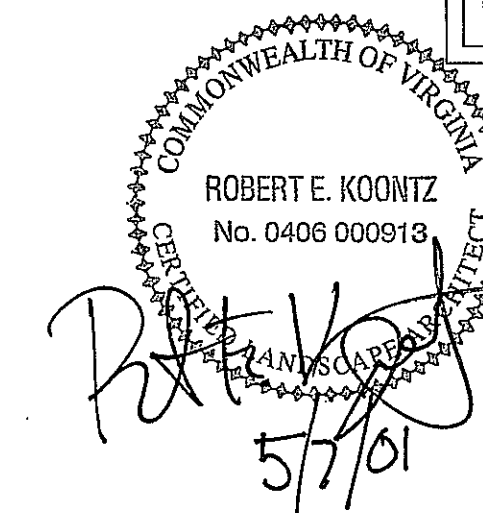
SPECIAL EXCEPTION AREA: 138,956 SQUARE FEET (3.19 ACRES)

*THIS SPECIAL EXCEPTION IS SUBJECT TO PARAGRAPH 6C OF SECTION 8-106 OF THE ZONING ORDINANCE WHICH STATES IN GENERAL THAT THE MAXIMUM TOTAL LAND AREA DEVOTED TO A SECONDARY USE WITHIN A PDH-20 DISTRICT CANNOT EXCEED 300 SQUARE FEET OF COMMERCIAL LAND AREA PER DWELLING UNIT WITHIN A P DISTRICT. 420 DWELLING UNITS ARE PROPOSED PURSUANT TO CDP/FDP 2000-PR-056; THEREFORE, THE MAXIMUM LAND AREA DESIGNATED FOR THIS USE CANNOT EXCEED 126,000 SQUARE FEET (2.89 ACRES). 6,500 SQUARE FEET IS PROVIDED FOR THE RESIDENTIAL CLUBHOUSE/LEASING OFFICE IN LAND BAY A; 119,500 SQUARE FEET IS PROVIDED FOR THE OFF SITE PARKING AREA FOR THE ADJOINING OFFICE BUILDING IN LAND BAY B.

NOTE: LAND BAYS CAN BE SEVERED FOR FUTURE AMENDMENTS TO THIS PLAN; PURSUANT TO THE PROFFERS.

RZ/FDP 2000-PR-056
Application No. Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 7-5-01
Date of (BOS) (ED) approval 5-23-01
Sheet 2 of 14
FDP dev. conditions dated 5-23-01

FOR ENLARGEMENTS OF
LANDBAY A, SEE SHEETS
2A AND 2B

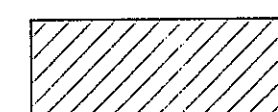
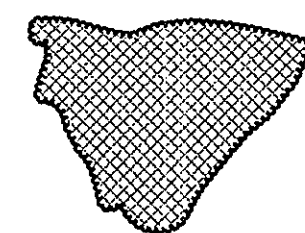


REVISIONS
2/23/01 COUNTY COMMENTS
3/23/01 COUNTY COMMENTS
3/16/01 ADDITIONAL INFO
4/13/01 COUNTY COMMENTS
4/26/01 COUNTY COMMENTS
5/7/01 COUNTY COMMENTS

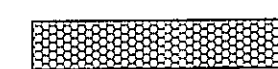
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DES. KT	DWN. MW
SCALE: AS SHOWN	
PROJECT/FILE NO. 2000018	
SHEET NO. 2 OF 10	

LEGEND

- 200' INTERSTATE SETBACK
- PROPERTY LINE
- STREAM BED
- 100 YEAR FLOODPLAIN
- SUM POND
- LIMITS OF CLEARING AND GRADING
- SIDEWALK
- SOUND ATTENUATION WALL
- LIMITS OF EGC
- EXISTING TREES TO REMAIN

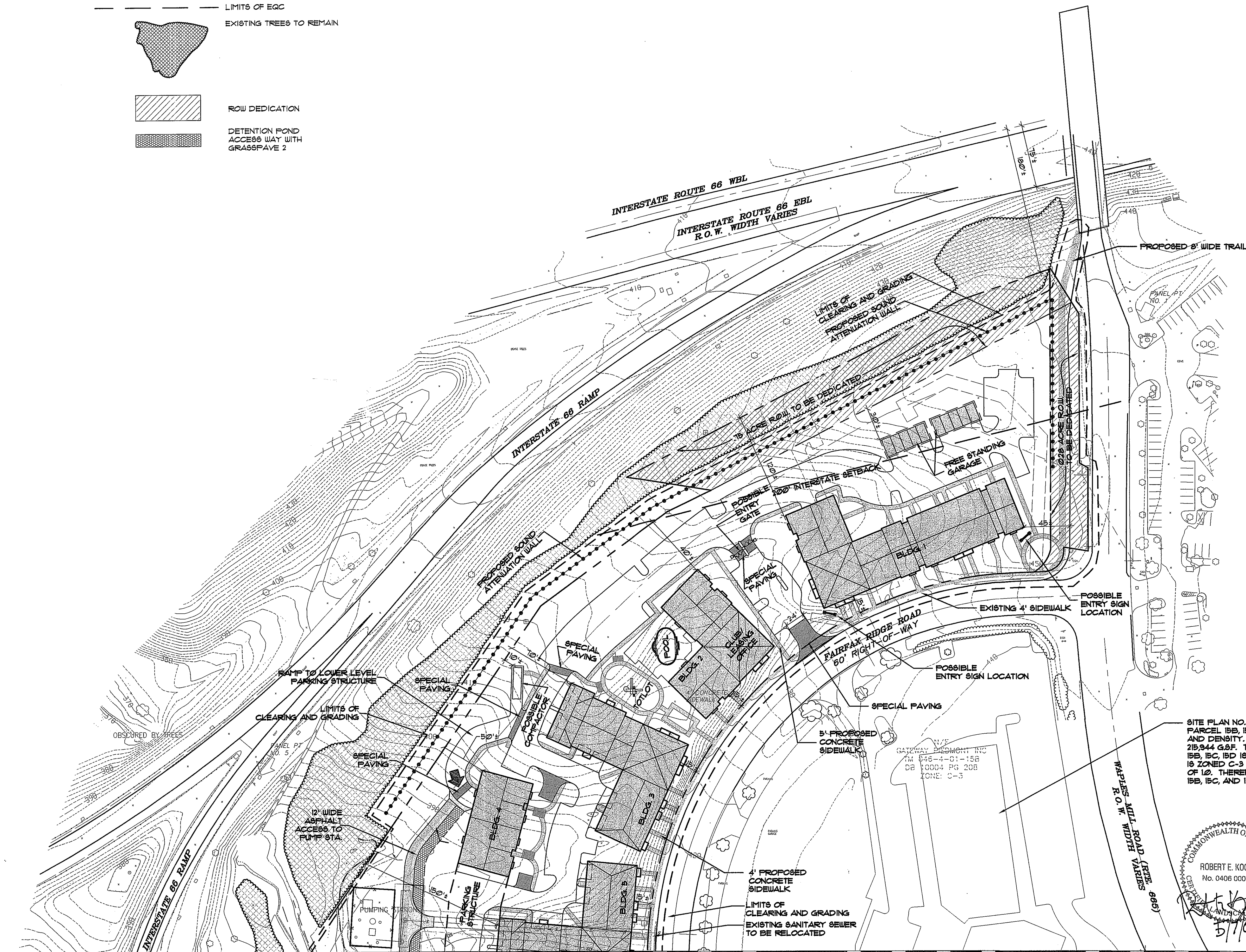


ROW DEDICATION

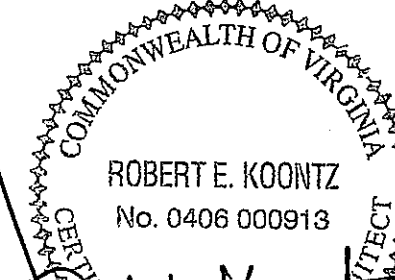


DETENTION POND
ACCESS WAY WITH
GRASS/PAVE 2

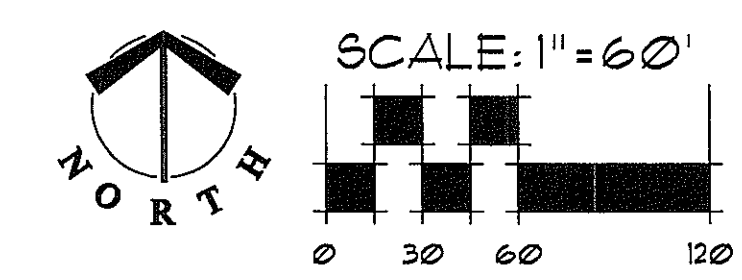
NOTES:
1. FOR TABULATIONS SEE SHEET 2
2. FOR PLAN NOTES SEE SHEET 3



SITE PLAN NO. 3933-SP-04 INDICATES PARCEL 15B, 15C, 15D, 15A FOR SITE AREA AND DENSITY. THE AS-BUILT REPORTS 215,944 G.S.F. THE AREA OF PARCELS 15B, 15C, 15D IS 210,043 G.F. THE PARCEL IS ZONED C-3 WITH AN ALLOWABLE FAR OF 12. THEREFORE THE FAR ON PARCELS 15B, 15C, AND 15D IS 215,944/210,043 = 0.2 FAR.



R2/FDP 2000-PR-006
Application No. Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) BOS.
SEE PROFFERS DATED 7-5-01 7/19/01
Date of (BOS) (FDP) Approval 5-23-01
Sheet 3 of 14
FDP dev. conditions dated 5-23-01



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**Fairfax Ridge
Fairfax Ridge
Limited Partnership**

**Fairfax Ridge
CDP/FDP 2000-PR-056 /SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia**

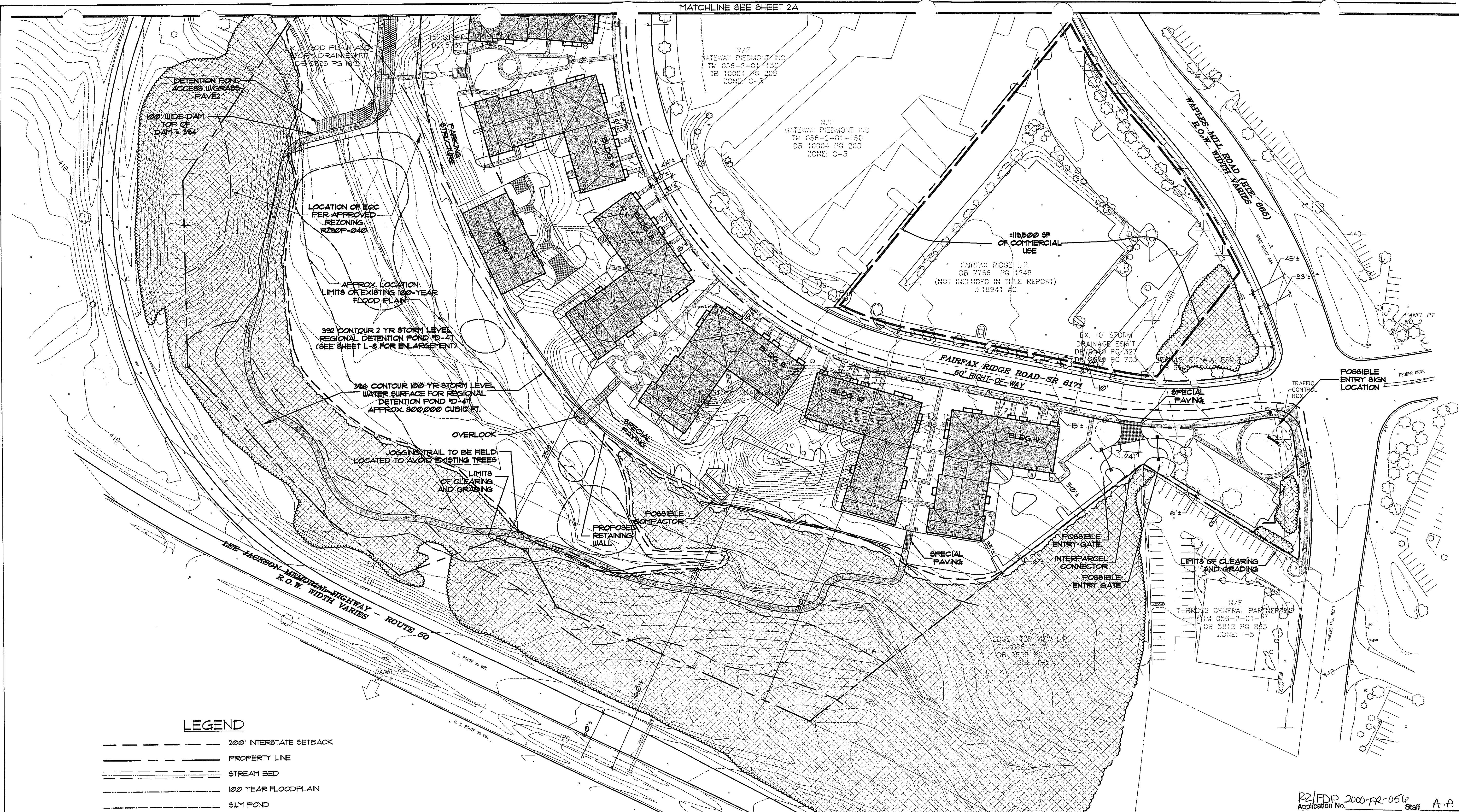
**CDP/FDP/SE
PLAT
ENLARGEMENT**

REVISIONS

2/23/01	COUNTY COMMENTS
3/23/01	COUNTY COMMENTS
3/16/01	ADDITIONAL INFO
4/13/01	COUNTY COMMENTS
5/1/01	COUNTY COMMENTS

DATE: 8/15/00
DES. KT DWN. MW
SCALE: AS SHOWN
PROJECT/FILE NO. 2000018
SHEET NO. 2A OF 10

May 07, 2001 - 3:17pm
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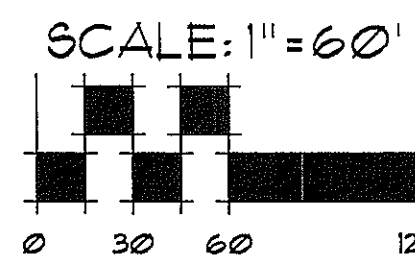
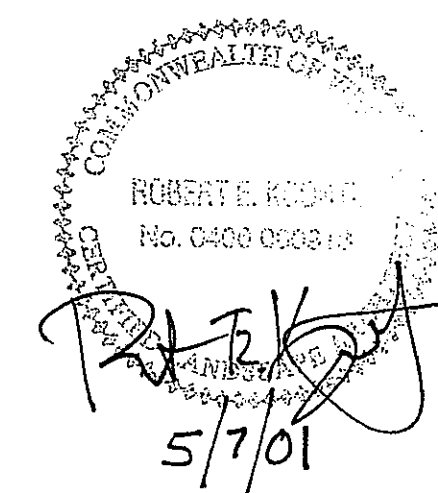


LEGEND

- 100' INTERSTATE SETBACK
- PROPERTY LINE
- STREAM BED
- 100 YEAR FLOODPLAIN
- SUM POND
- LIMITS OF CLEARING AND GRADING
- SIDEWALK
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Application No. Staff A.P.
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(DP) (GDP) (CDP) (FDP) B.O.S.
SEE PROFFERS DATED 7-5-01 7/9/01
Date of (BOS) (FDP) approval 5-23-01
Sheet 4 of 14
FDP dev. conditions dated 5-23-01

- NOTES:
1. FOR TABULATIONS SEE SHEET 2
2. FOR PLAN NOTES SEE SHEET 3



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**Fairfax Ridge
Limited Partnership**

**Fairfax Ridge
CDP/FDP 2000-PR-056 /SE 00-P-050**
Providence Magisterial District
Fairfax County, Virginia

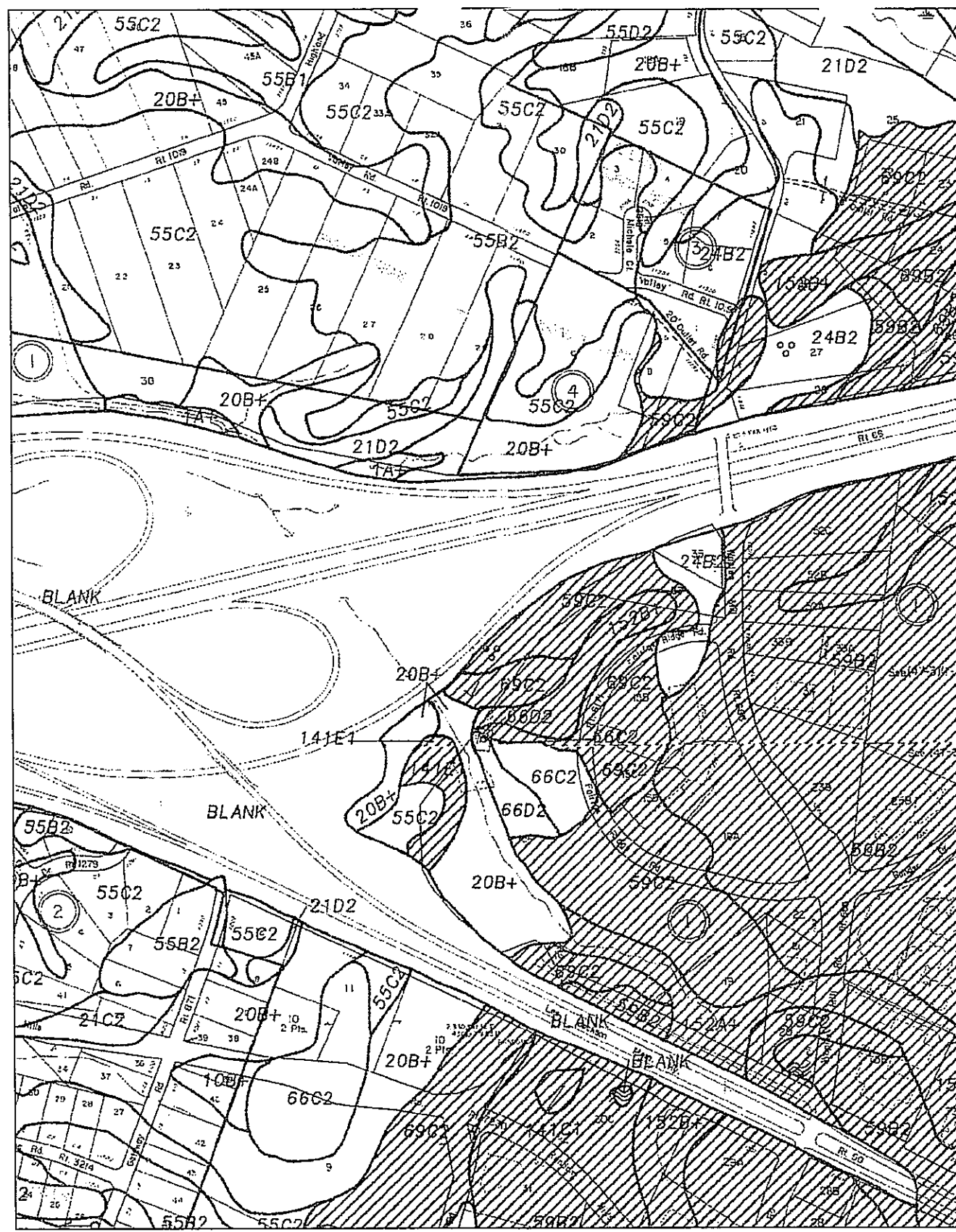
**CDP/FDP/SE
PLAT
ENLARGEMENT**

REVISIONS	
2/03/01 COUNTY	COMMENTS
3/03/01 COUNTY	COMMENTS
3/16/01	ADDITIONAL INFO
4/13/01 COUNTY	COMMENTS
5/7/01 COUNTY	COMMENTS

DATE: 9/15/00	DES. DWN.
KT	MW
SCALE: AS SHOWN	
PROJECT/FILE NO. 2000018	
SHEET NO. 2B OF 10	

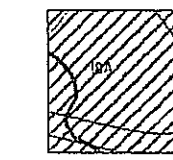
NOTES:

1. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY ACQUIRED BY OAC FAIRFAX, L.L.C. BY DEED RECORDED IN DEED BOOK 1166 AT PAGE 149 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND IS IDENTIFIED BY TAX REFERENCE AS 46-4 ((21)) PARCELS 36 & 37, AND 56-2 ((21)) PARCELS 15F, 16, 18A & 22 AND ARE ALL ZONED C-3.
2. THE PROPERTY SUBJECT TO THIS REZONING IS OWNED BY OAC FAIRFAX, L.L.C. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE SUBJECT PROPERTIES FROM C-3 TO PDH-20 TO PERMIT MULTI-FAMILY DEVELOPMENT. CDP/FDP APPROVAL IS SOUGHT FOR THE ENTIRE APPLICATION AREA. THE PURPOSE OF THE SPECIAL EXCEPTION IS TO ALLOW PARKING FOR AN OFF-SITE COMMERCIAL/OFFICE USE IN A PDH-20 ZONE. THIS PARKING LOT IS AN EXISTING LOT LOCATED ON PARCEL 18A (LANDBAY B).
3. BOUNDARY INFORMATION PREPARED BY VIKI, INC THROUGH FIELD SURVEY IN JANUARY, 2000. TOPOGRAPHY IS FROM AN AERIAL SURVEY AND IS AT A TWO (2) FOOT CONTOUR INTERVAL. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
4. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS IN EACH BUILDING MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES AND LANDSCAPING AS SHOWN ON THIS PLAN ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS OR SQUARE FEET THAN THAT NUMBER REPRESENTED IN THE TABULATION AND RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES AND ADUs ACCORDINGLY.
5. AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. NO ADUs ARE REQUIRED FOR THIS SITE.
6. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. FREESTANDING GARAGES AS SHOWN ON CDP/FDP MAY OR MAY NOT BE PROVIDED. IF PROVIDED, GARAGES AND ANY TANDEM SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PROVIDED OPEN SPACE IS NOT DECREASED OR THE PARKING LOCATED CLOSER TO THE PROPERTY LINE. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, BENEATH THE BUILDINGS, IN TANDEM SPACES, WITHIN THE BUILDING FOOTPRINT AND/OR IN PARKING STRUCTURE(S).
7. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 13-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS CDP/FDP/SE.
8. THERE ARE EXISTING FLOOD PLAIN, STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN ON THE GRAPHIC. THERE IS NO RESOURCE PROTECTION AREA (RPA) OCCURRING ON THE PROPERTY. THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) ASSOCIATED WITH THE FLOODPLAIN ON THE SOUTHEASTERN PORTION OF THE SUBJECT PROPERTY.
9. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND IN CONFORMANCE WITH THIS CDP/FDP/SE.
10. STORM WATER MANAGEMENT (SUM) WILL BE PROVIDED FOR THE SITE IN THE FUTURE REGIONAL DRY FOND TO BE LOCATED IN THE EQC AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY REGIONAL STORM WATER MANAGEMENT PLAN PREPARED BY CAMP DRESSER AND MAKEE, DATED NOVEMBER, 1998. BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVED BY THE DIRECTOR OF DPWS AS ALLOWED WITHIN THE ORDINANCE.
11. THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE. EXISTING UTILITY EASEMENTS ARE SHOWN ON THE FDPA.
12. THERE ARE NO KNOWN GRAVES LOCATED ON THE SUBJECT PROPERTY.
13. THE PROPOSED DEVELOPMENT COMPLIES WITH THE APPLICABLE DEVELOPMENT CRITERIA AND THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY. THE PROPERTY IS LOCATED WITHIN LAND UNIT K WITHIN THE FAIRFAX CENTER AREA OF AREA III.
14. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
15. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, GATEHOUSES, FENCES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
16. THE PROPOSED DEVELOPMENT MAY INCLUDE ACTIVE AND PASSIVE RECREATION FACILITIES SUCH AS SITTING AREAS, SWIMMING POOL, TOT LOT, COMMUNITY CLUBHOUSE, EXERCISE ROOM, PEDESTRIAN AND BICYCLE TRAILS, AND/OR LANDSCAPE GARDENS.
17. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
18. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
19. THE MAXIMUM RESIDENTIAL BUILDING HEIGHT IS SIXTY-FIVE FEET (65'). SOME BUILDINGS MAY HAVE ONE LEVEL OF DWELLING UNITS OR PARKING WHICH WILL BE BELOW OR PARTIALLY BELOW FINISHED GRADE.
20. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
21. IF AN AMENDMENT TO ANY PORTION OF THE FDP OR CDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.
22. THE PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
23. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE.
24. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ACCESS CONTROL FEATURES FOR THE RESIDENTIAL COMPONENT WHICH MAY CONSIST OF ONE OR MORE OF THE FOLLOWING: ENTRY AND EGRESS GATES, GUARDHOUSE(S), PERIPHERAL FENCING AND PEDESTRIAN GATE(S).
25. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF:
 - A. A WAIVER OF THE LOADING SPACE REQUIREMENT OF ARTICLE 11 FOR MULTIFAMILY DWELLINGS IS HEREBY REQUESTED.
 - B. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED.
 - C. A MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE ROW OF 1-66 UNDER SECTION 13-304 PARAGRAPH 3 OF THE ZONING ORDINANCE.
 - D. WAIVER OF SERVICE DRIVE REQUIREMENT ALONG 1-66 AND ROUTE 50.
26. THE EQC LINE DEPICTED ON THESE PLANS WAS ESTABLISHED WITH THE APPROVED REZONING RZ90-P-040.



SOILS MAP
Scale: 1"=500'

SOILS LEGEND



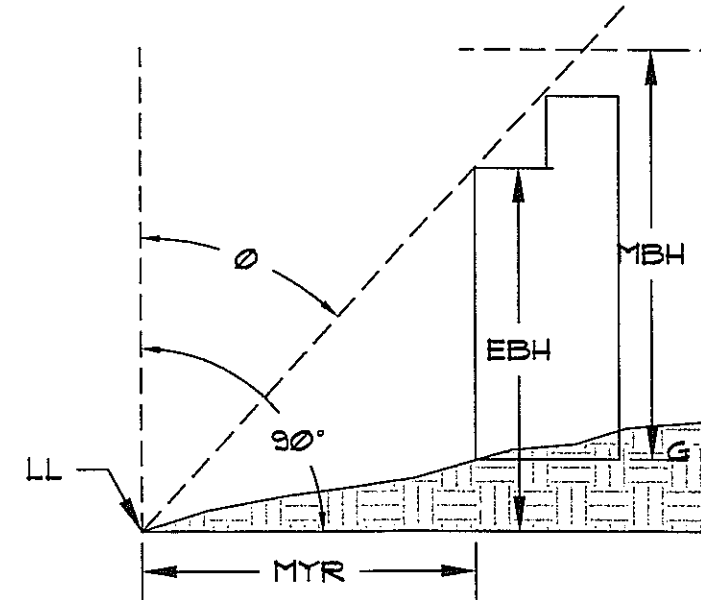
Orange Soils Group

- 20B+ Meadowville Silt Loam
- 24B Elioak Silt Loam
- 52B+ Elbert Silt Loam, Undulating Phase
- 55C2 Glenelg Silt Loam, Rolling Phase
- 59B2 Orange Silt Loam, Undulating Phase
- 59C2 Brems Orange Silt Loam, Rolling Phase
- 66C2 Lloyd Loam, Rolling Phase
- 66D2 Lloyd Loam, Hilly Loam
- 69C2 Enon Silt Loam, Rolling Phase
- 14IE1 Rocky Land Greenstone, 25%+ slopes with slight erosion.
- 152B2 Elbert Orange Group, moderate erosion

ANGLE OF BULK PLANE: MULTI-FAMILY BUILDING

MINIMUM REQUIRED YARD FOR MULTIFAMILY BUILDINGS WITH 65' EFFECTIVE BUILDING HEIGHT AT PERIPHERAL BOUNDARIES IN A R-10 ZONE.

YARD	ANGLE	DISTANCE
FRONT	25 DEGREES	19.8' (NOT LESS THAN 15')
SIDE	25 DEGREES	19.8' (NOT LESS THAN 10')
REAR	25 DEGREES	19.8' (NOT LESS THAN 25')



- θ : ANGLE OF BULK PLANE
- LL : LOT LINE
- MYR : MINIMUM YARD REQUIREMENT
- EBH : EFFECTIVE BUILDING HEIGHT
- MBH : MAXIMUM BUILDING HEIGHT
- G : FINISHED GRADE

$$MYR = EBH \tan \theta$$

$$EBH = \frac{MYR}{\tan \theta}$$

THIS GRAPHIC IS PROVIDED FOR COMPARATIVE PURPOSES ONLY.

R2/FDP 2000-PR-056

Application No. _____ Staff **AP**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DDP) (FDP)
SEE PROFFERS DATED **3/5/01**
Date of (BOS) (RC) approval **5/23/01**
Sheet **5** of **14**
FDP dev. conditions dated **5-23-01**

ROBERT E. KOONTZ
No. 0406 000913
5/7/01

KEVIN J. TANKERSLEY
LICENSE NO. 0406 000983
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Fairfax Ridge
Fairfax Ridge
Limited Partnership

Fairfax Ridge
CDP/FDP 2000-PR-056/SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia

General Notes/
Soils Map and
Bulk Plane Diagram

REVISIONS	
10/11/00	Notes
02/03/01	County
03/03/01	County
3/16/01	Comments
04/13/01	County
04/16/01	County
05/01/01	County
	Comments

DATE: 9/15/00	
DES.	DWN.
BK	MW
SCALE: AS SHOWN	
PROJECT/FILE NO. 2000013	
SHEET NO. 3 OF 10	



PLANT LIST

THE PLANTS SELECTED BELOW ARE REPRESENTATIVE OF THE TYPES OF PLANTS TO BE INSTALLED. ACTUAL FINAL SELECTION WILL DEPEND UPON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, SOIL CONDITIONS AND PLANTING AREAS.

- STREET TREES EXISTING 8" CALIFER ALONG LANDBAY B SIDE OF FAIRFAX RIDGE ROAD.
- SHADE/CANOPY TREES (LARGE DECIDUOUS TREES) MIN. 3 1/2" MIN. CALIFER
ACER RUBRUM CULTIVARS - RED MAPLE
PLATANUS ACERIFOLIA 'BLOODGOOD' - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS-HONEY LOCUST
TILIA CORDATA - LITTLELEAF LINDEN
- SHADE/CANOPY TREES (LARGE DECIDUOUS TREES) MINIMUM 2 1/4" MIN. CALIFER
ACER RUBRUM CULTIVARS - RED MAPLE
PLATANUS ACERIFOLIA 'BLOODGOOD' - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS-HONEY LOCUST
TILIA CORDATA - LITTLELEAF LINDEN
- ORNAMENTAL TREES (COMPACT, SMALL & MEDIUM DECIDUOUS TREES)
MIN. 1" CALIFER
BETULA NIGRA- RIVER BIRCH
CERCIDOPHYLLUM JAPONICUM--KATSURA TREE
CORNUS KOUSA--KOUSA DOGWOOD
GINKGO BILOBA--MAIDENHAIR TREE
MAGNOLIA STELLATA--STAR MAGNOLIA
PRUNUS YEDOENSIS--YOSHINO CHERRY
- EVERGREEN TREES (COMPACT AND SMALL EVERGREEN TREES)
MIN. 6'-8' HT.
ILEX ATTENUATA 'FOSTERI'--FOSTER HOLLY
ILEX NELLIE R. STEVENS--NELLIE STEVENS HOLLY
JUNIPERUS CHINENSIS CULTIVARS--CHINESE JUNIPER
PICEA ABIES--NORWAY SPRUCE
THUJA OCCIDENTALIS 'EMERALD'--EMERALD ARBORVITAE
TSUGA CANADENSIS--CANADIAN HEMLOCK
- EVERGREEN TREES (LARGE)
MIN. 8'-10' HT.
MAGNOLIA GRANDIFLORA--SOUTHERN MAGNOLIA
PINUS STROBUS--WHITE PINE
- LARGE SHRUBS
MIN. 30"/36" HT.
HIBISCUS SYRIACUS CULTIVARS--ROSE OF SHARON
EUONYMUS KIATSCHOVICUS 'MANHATTAN'--MANHATTAN EUONYMUS
ILEX CORNUTA 'BURFORD'--BURFORD HOLLY
RHODODENDRON CATAWBIENSE CULTIVARS--RHODODENDRON
FORSYTHIA X INTERMEDIA--BORDER FORSYTHIA
TAXUS CUSPIDATA 'CAPITATA'--CAPITATA YEW
TAXUS BACCATA 'STRICTA'--IRISH YEW
VIBURNUM PLICATUM 'MARIESII'--MARIESII VIBURNUM
- MEDIUM SHRUBS
MIN. 18"-24" HT.
BERBERIS THUNBERGII CULTIVARS--JAPANESE BARBERRY
TAXUS X MEDIA 'DENSIFORMIS'--DENSIFORMIS YEW
ILEX GLABRA CULTIVARS--INKBERRY
ILEX CRENATA CULTIVARS--JAPANESE HOLLY
RHODODENDRON OBTUSUM CULTIVARS--AZALEAS
- SMALL SHRUBS AND GROUNDCOVERS
SIZES VARY: 4" TO 1 GALLON POTS
HEDERA HELIX--ENGLISH IVY
JUNIPERUS CONFERTA--SHORE JUNIPER
JUNIPERUS PROCUMBENS--JAPANESE GARDEN JUNIPER
JUNIPERUS HORIZONTALIS CULTIVARS--SPREADING JUNIPER
PACHYSANDRA TERMINALIS--JAPANESE SPURGE
SARCOCCA HOOKERIANA--SWEET BOX
SPIREA X BUMALDA CULTIVARS--BUMALD SPIREA
VINCA MINOR-- PERIWINKLE

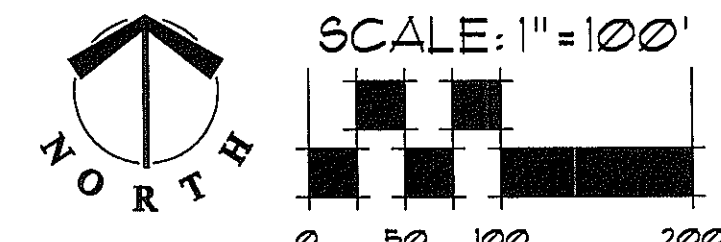
EXISTING TREES TO REMAIN

RZ/FDP 2000-PR-056
Application No. Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP)
SEE PROFFERS DATED 7-5-01
Date of (BOS) (RC) approval 5-23-01
Sheet 16 of 14
FDP dev. conditions dated 5-23-01

FOR ENLARGEMENTS OF
LANDBAY A, SEE SHEETS
4A AND 4B

COMMONWEALTH OF VIRGINIA
ROBERT E. KOONTZ
No. 0408 000313
4/27/01

COMMONWEALTH OF VIRGINIA
KEVIN J. TANKERSLEY
LICENSE NO. 0406 000983
LANDSCAPE ARCHITECT



LandDesign, Inc.
Land Planning
Urban Design
Geographic Information Systems
400
Alexandria, VA 22314-2815
Tel: 703/549-4884
Fax: 703/549-4884

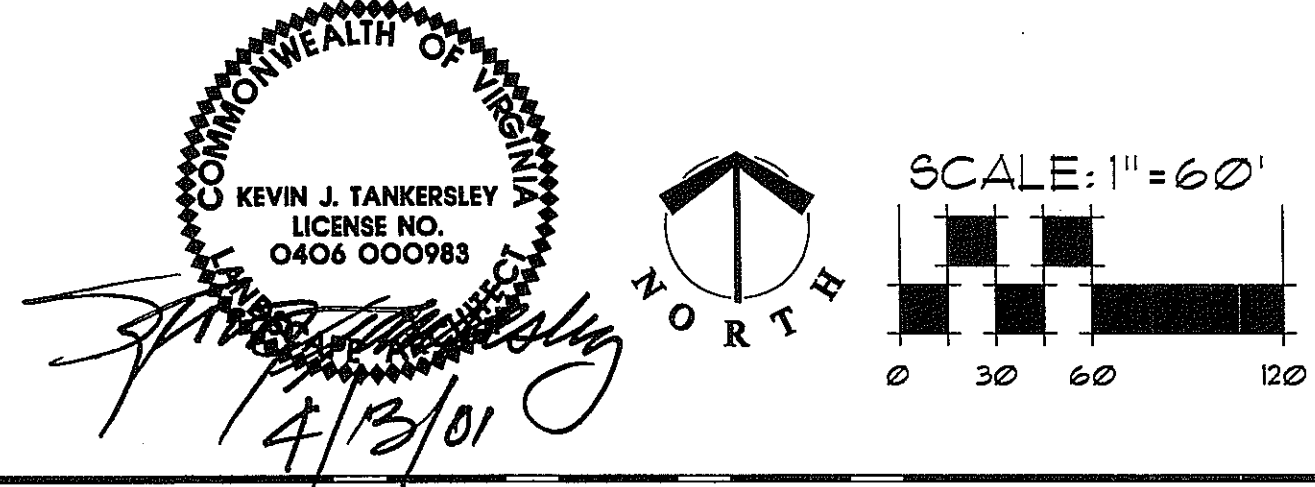
Fairfax Ridge
Limited Partnership

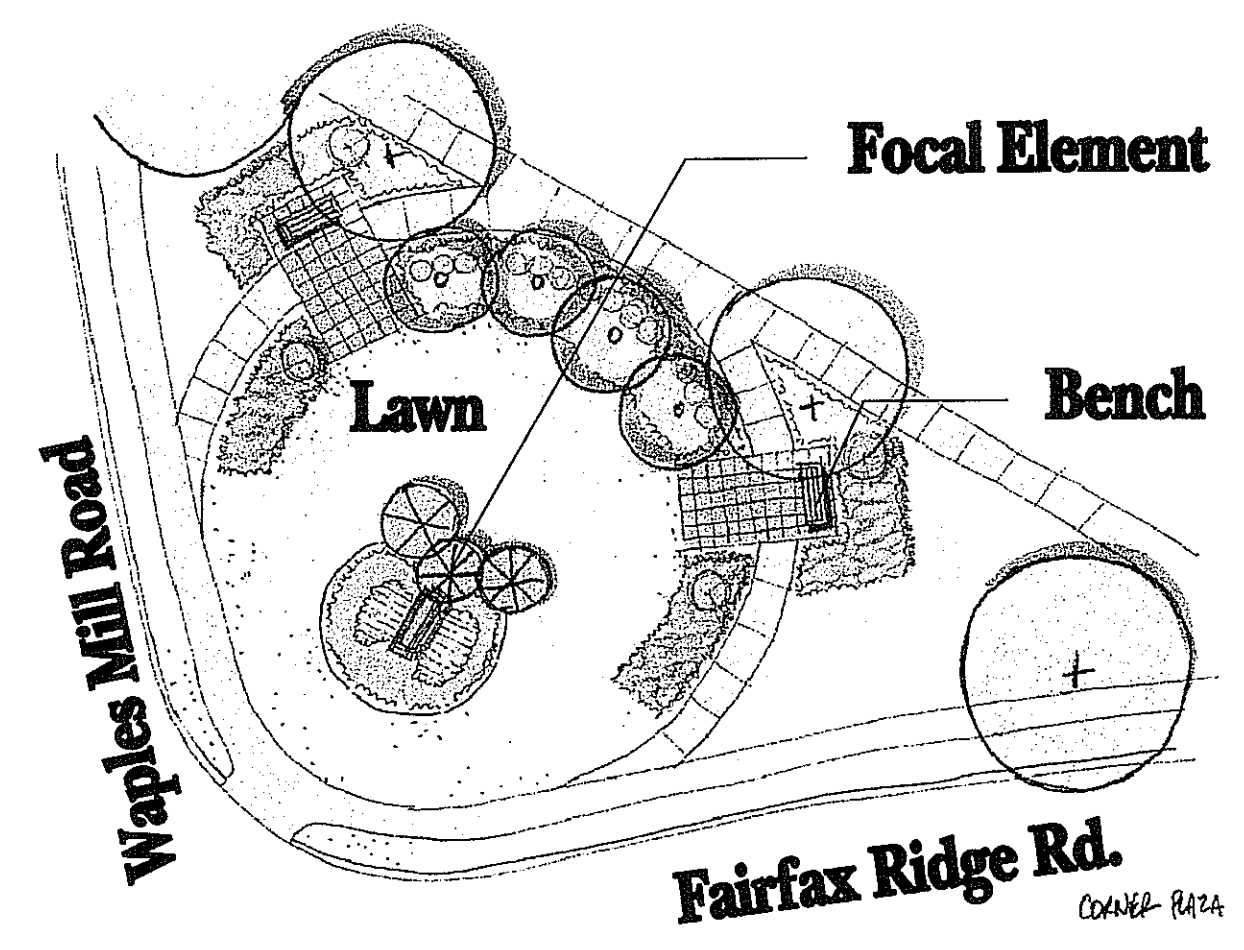
Fairfax Ridge
CDP/FDP 2000-PR-056 / SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia

LANDSCAPE PLAN

REVISIONS	
2/09/01 COUNTY	COMMENTS
3/03/01 COUNTY	COMMENTS
3/16/01	ADDITIONAL INFO
4/13/01 COUNTY	COMMENTS
4/26/01 COUNTY	COMMENTS

DATE: 9/15/00	
DES. KT	DWN. MW
SCALE: AS SHOWN	
PROJECT/FILE NO. 2000018	
SHEET NO. 4 OF 10	



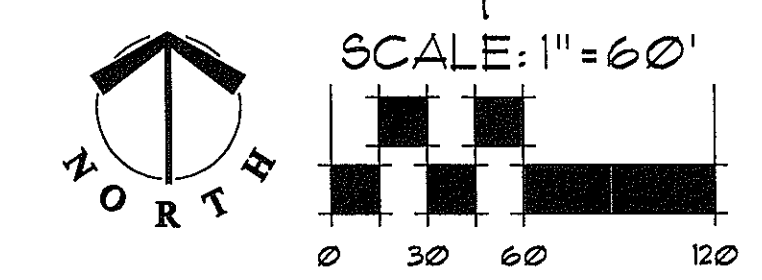


1
5 ENTRY PLAZA
PLAN

NOT TO SCALE

- LEGEND**
- + EXISTING 8" CALIFER LARGE DECIDUOUS TREE
 - ⊗ LARGE DECIDUOUS TREE, MIN. 3-1/2" CALIFER
 - LARGE DECIDUOUS TREE, MIN. 2-1/2" CALIFER
 - ⊗ ORNAMENTAL/FLOWERING TREE (SMALL OR MEDIUM DECIDUOUS TREE), MIN. 1" CALIFER
 - ⊕ COMPACT OR SMALL EVERGREEN TREE, MIN. 6' - 8' HEIGHT
 - ⊗ EXISTING TREES TO REMAIN

R2/FDP 2000-PR-056
Application No. Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7-5-01 B.O.S.
SEE PROFFERS DATED 5-23-01
Date of (BOS) (FDP) approval 5-23-01
Sheet 8 of 14
FDP dev. conditions dated 5-23-01



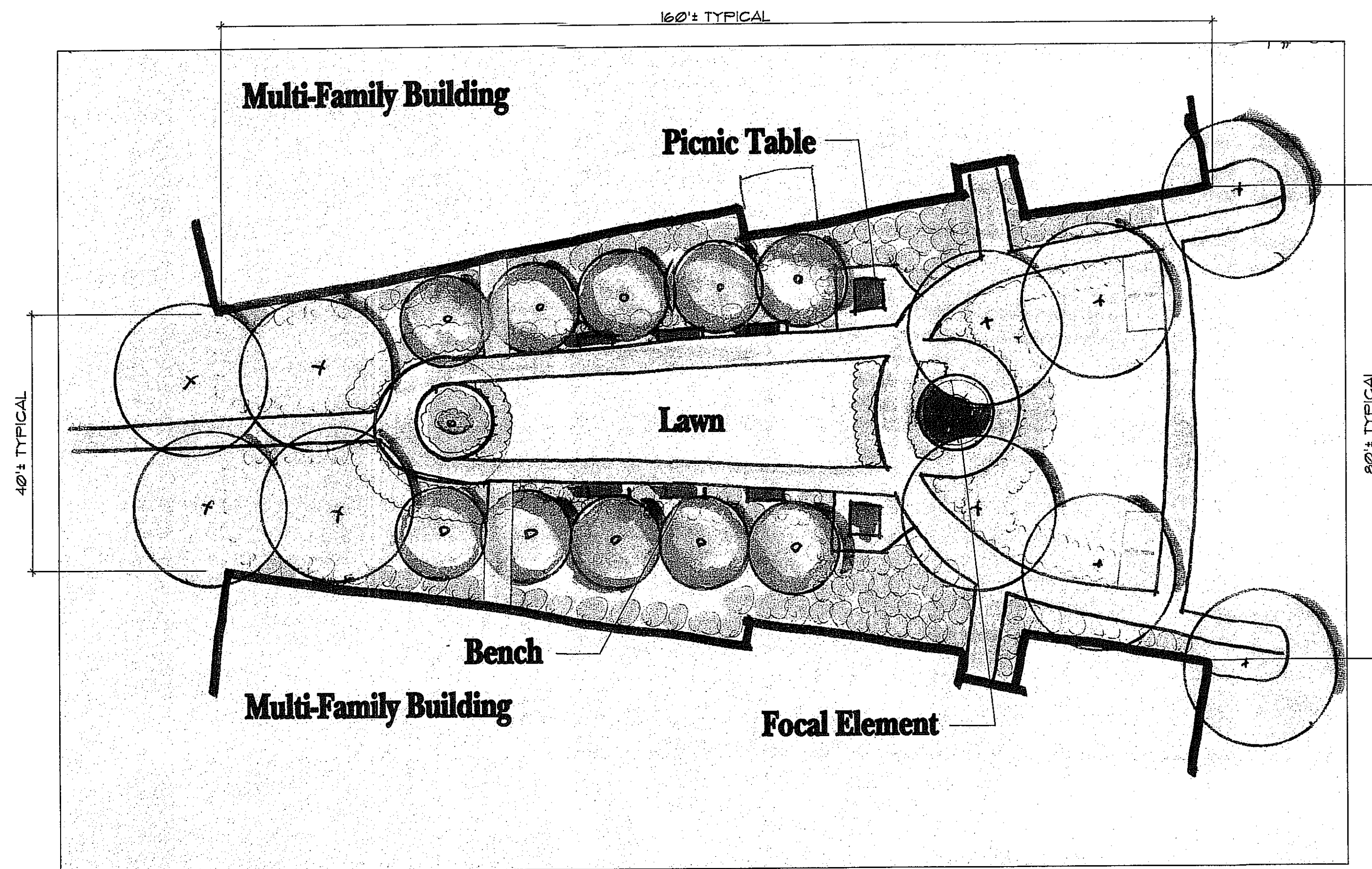
**LANDSCAPE PLAN
ENLARGEMENT**

Fairfax Ridge
CDP/FDP 2000-PR-056 / SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia

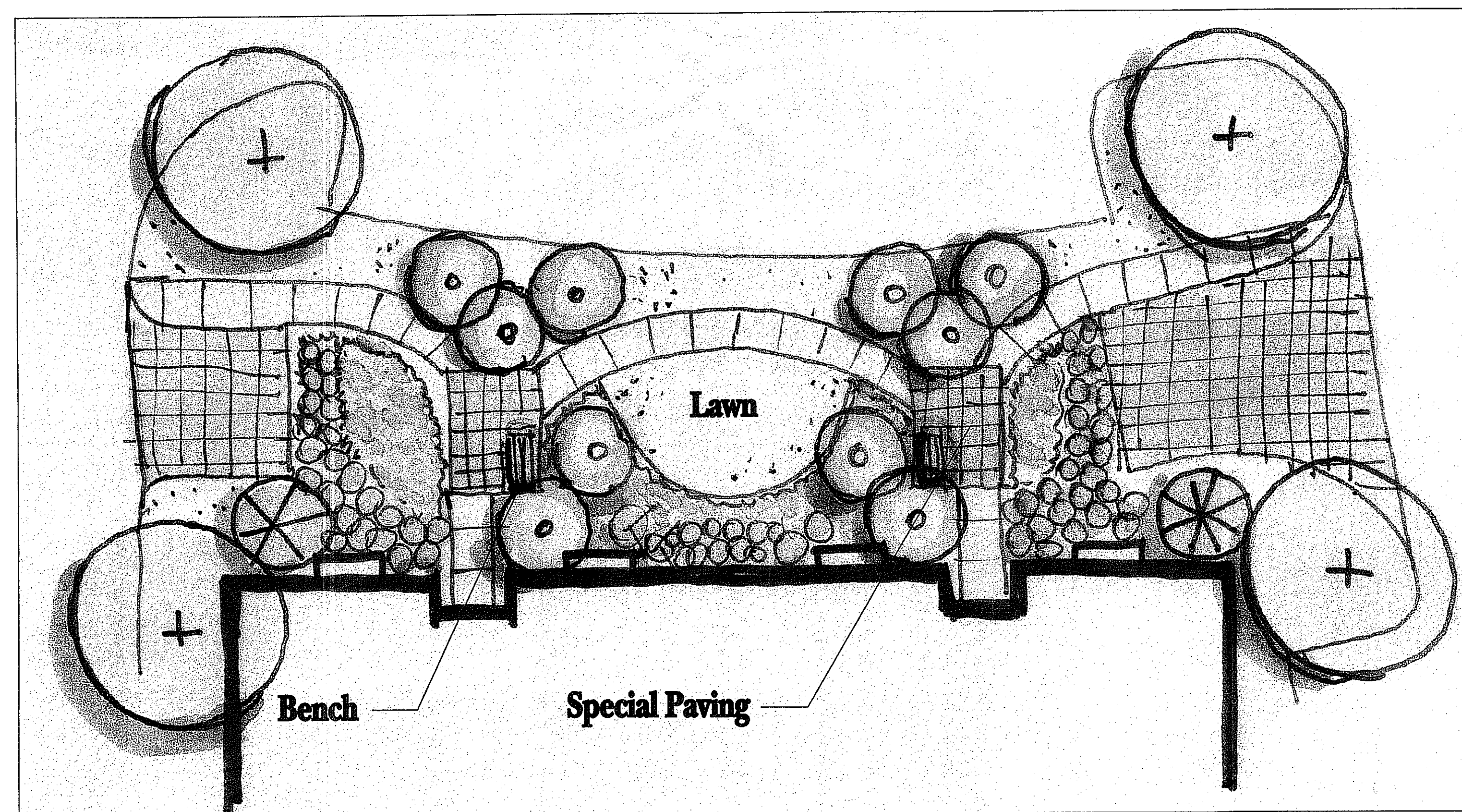
**Fairfax Ridge
Limited Partnership**

LandDesign, Inc
Landscaping Architecture
Urban Design
1414 Prince Street Suite 400
Alexandria, VA 22314-2815
Tel: 703/548-7778
Fax: 703/548-4688

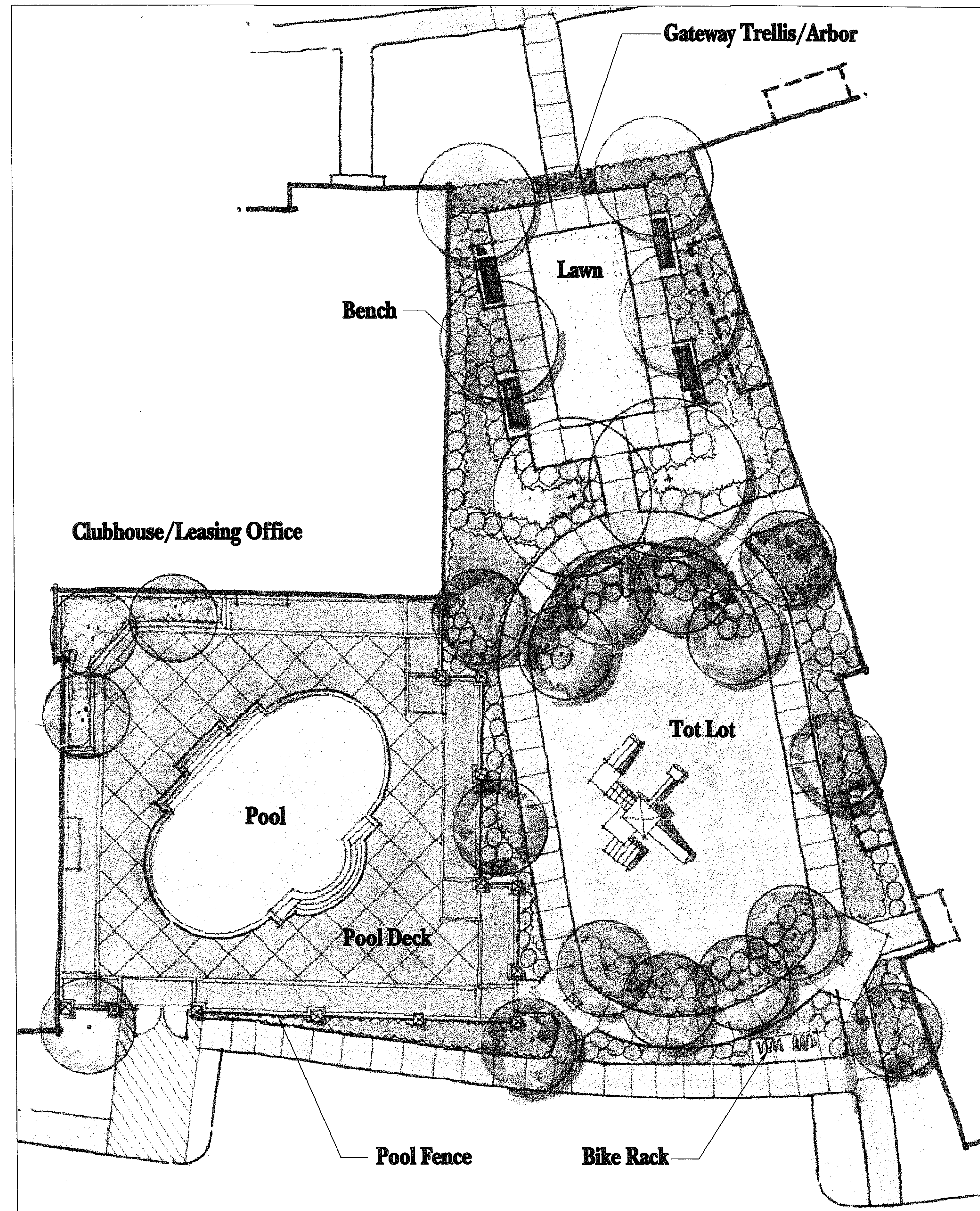
REVISIONS	
2/09/01 COUNTY COMMENTS	
3/09/01 COUNTY COMMENTS	
3/16/01 ADDITIONAL INFO	
4/13/01 COUNTY COMMENTS	
4/26/01 COUNTY COMMENTS	
DATE: 3/15/02	
DES. KT	DWN. MW
SCALE: AS SHOWN	
PROJECT/FILE NO. 2000018	
SHEET NO. 4B OF 10	



1
5 TYPICAL COURTYARD CONCEPT
PLAN NOT TO SCALE



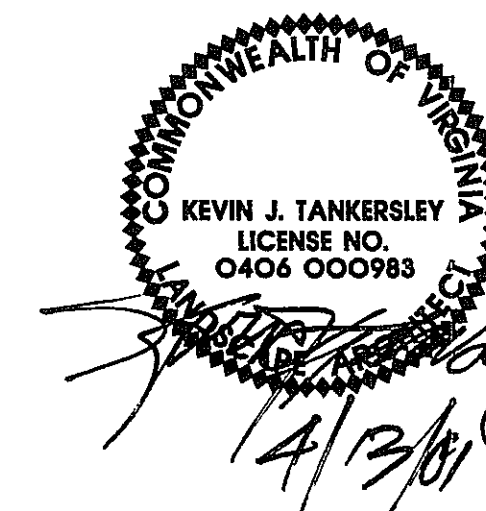
2
5 SMALL BUILDING COURTYARD
PLAN NOT TO SCALE



3
5 POOL AND TOTLOT COURTYARD
PLAN NOT TO SCALE

R2/FDP 2000-PR-056 Staff: A.P.
Application No. APPROVED DEVELOPMENT PLAN
(DP) (GDP) (QDP) (FDP)
SEE PROFFERS DATED 7-5-01
Date of (BOS) (PC) approval 5-23-01
Sheet 9 of 14
FDP dev. conditions dated 5-23-01

NOTE:
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QUALITY OF LANDSCAPE MATERIAL THAT IS
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AMOUNTS OF VEGETATION AND FURNITURE WILL BE
DETERMINED PURSUANT TO MORE DETAILED
LANDSCAPE PLANS TO BE PREPARED AND SUBMITTED
IN CONJUNCTION WITH THE SITE PLAN.



Fairfax Ridge
Limited Partnership

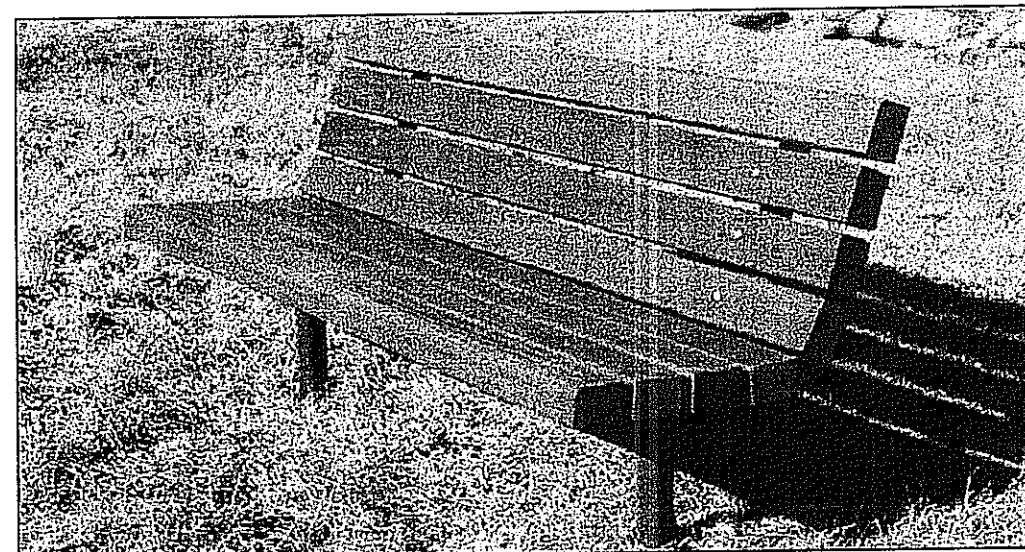
Fairfax Ridge
CDP/FDP 2000-PR-056/SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia

Courtyard and Pool Concepts

REVISIONS
3/23/01 COUNTY
COMMENTS
3/16/01 ADDITIONAL
INFORMATION
4/13/01 COUNTY
COMMENTS

DATE: 2/8/01
DES. BK DWN. MW
SCALE: AS SHOWN
PROJECT/FILE NO. 2000018
SHEET NO. 5 OF 10

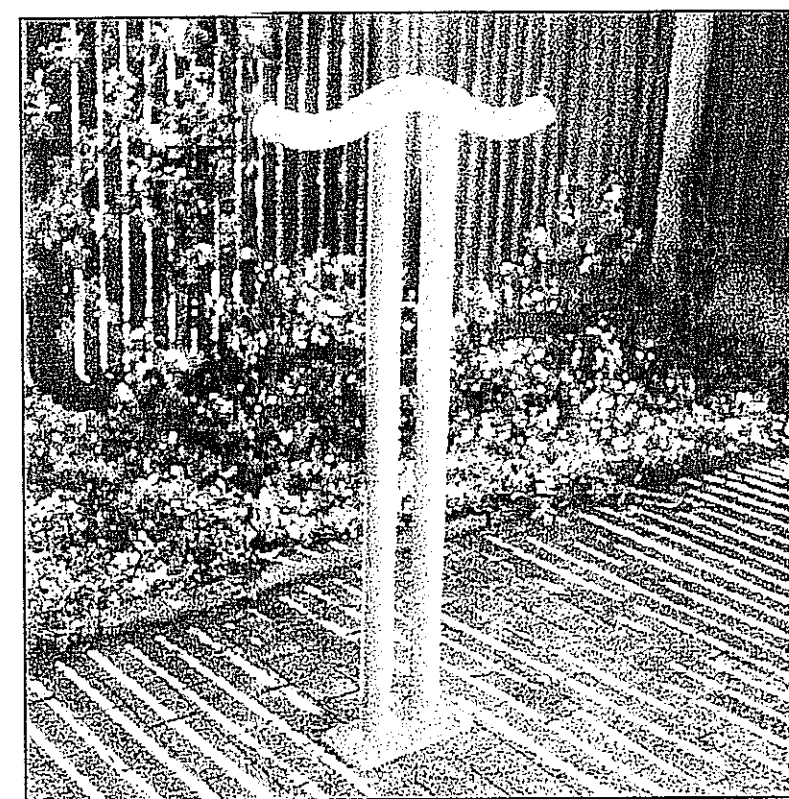
LandDesign, Inc.
Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400
Alexandria, VA 22314-2815 Fax: 703/548-4881



MANUFACTURER:
VICTOR STANLEY, INC.
BRICK HOUSE RD.
DUNKIRK, MD. 20754
301-855-8300
410-251-1519 FAX

STYLE:
-MODEL NUMBER 28, 3" X 4" SLATS
-CENTER POST STYLE, COLOR-BLACK
-STANDARD SURFACE MOUNT
WITH TAMPER PROOF BOLTS.
-MAHOAGANY NATURAL FINISH

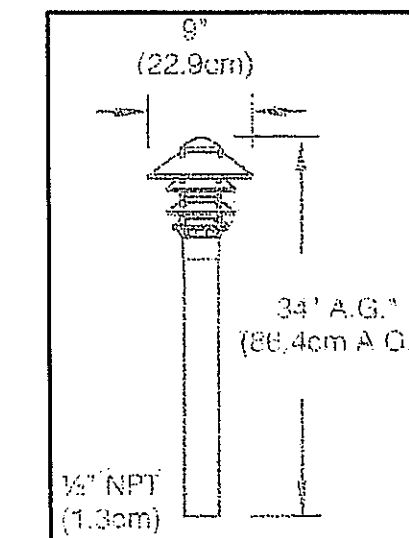
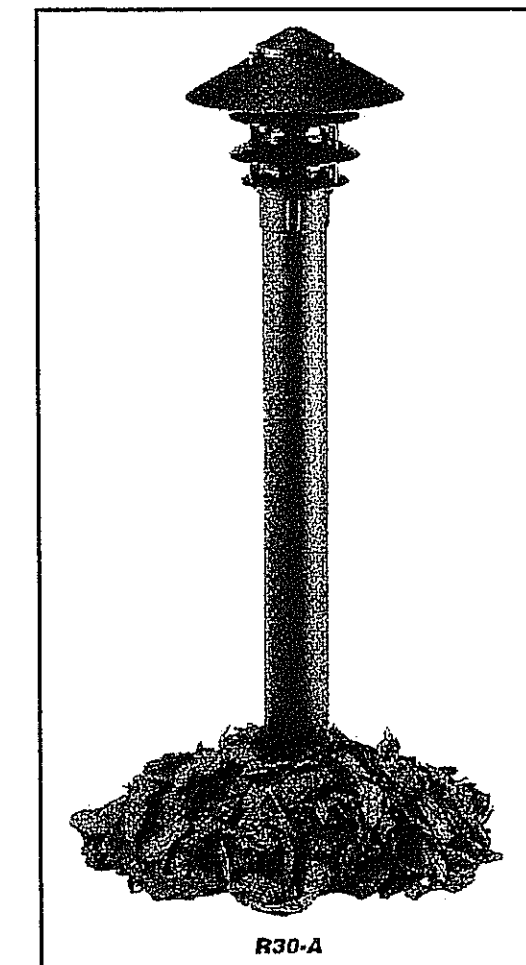
NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



MANUFACTURER:
LANDSCAPE FORMS
431 LAUNDALE AVENUE
KALAMAZOO, MI 49001
(800) 521-2546

MODEL:
NUMBER: F19005-SM-43
COLOR: BLACK POWDERCOAT

NOTES:
1. OR APPROVED EQUAL
2. BIKE RACK TO BE SURFACE MOUNTED PER MANUFACTURER'S INSTRUCTIONS



PATH LIGHT TO BE:
HADCO R30-A

COORDINATE LOCATIONS WITH
LOCATIONS SHOWN ON PLAN.

ALL JUNCTION BOXES TO BE
BELOW GRADE.

PATH LIGHT
COLOR TO BE BLACK.

MANUFACTURED BY:
HADCO
P.O. BOX 128
100 CRAFTWAY
LITTLESTOWN, PA
(717) 355-1131
OR APPROVED EQUAL

1
6 BENCH
PICTORIAL

Fairfax Ridge Inc. 05A-33
NTS

4
6 BIKE RACK
PICTORIAL

Fairfax Ridge Inc. 10C-006
NOT TO SCALE

7
6 PATH LIGHT
PICTORIAL

Fairfax Ridge Inc. 05B-124
NTS



MANUFACTURER:
VICTOR STANLEY, INC.
BRICK HOUSE ROAD
DUNKIRK, MARYLAND 20754
TEL: (301)-855-8300
FAX: (410)-251-1519
TOLL FREE: (800)-368-2513

STYLE:
IRONSTILES MODEL NUMBER ES-342 (36 GAL.)
OR APPROVED EQUAL
FRAME COLOR: COLOR TO BE DETERMINED BY
LANDSCAPE ARCHITECT

NOTE:
RECEPTACLE TO BE MOUNTED IN GROUND
PER MANUFACTURER'S INSTRUCTIONS.



MANUFACTURER:
VICTOR STANLEY, INC.
BRICK HOUSE RD.
DUNKIRK, MD. 20754
301-855-8300
410-251-1519 FAX

STYLE:
-MODEL NUMBER CP-2R, 2" X 4"
RECYCLED PLASTIC SLATS
-CENTER POST STYLE, COLOR-DARK
BRONZE-STANDARD SURFACE MOUNT
WITH TAMPER PROOF BOLTS.
-TAN FINISH TO MATCH BENCH FINISH

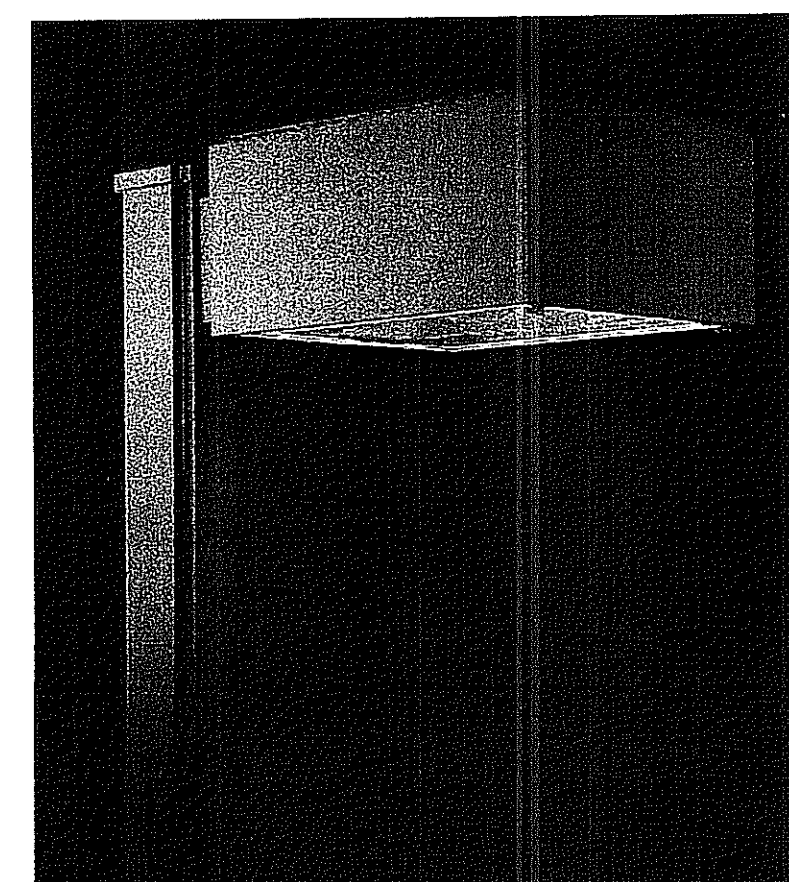
NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

2
6 WASTE RECEPTACLE
PICTORIAL

Fairfax Ridge Inc. 05F-023
NTS

5
6 SURFACE MOUNT PICNIC TABLE
PICTURE

Fairfax Ridge Inc. 05G-011
NTS



LUMINAIRE TO BE GARDCO FORM 10 EH/H ARM
MOUNT CUTOFF LUMINAIRE OR APPROVED EQUAL
WITH METAL HALIDE LAMP. MOUNTED ON 4"
SQUARE EXTRUDED ALUMINUM POST. POST SHALL
BE GARDCO CATALOG NUMBER CA4-12. COLOR TO
BE DETERMINED BY LANDSCAPE ARCHITECT.
(COLOR TO BE BLACK)

MANUFACTURED BY:
GARDCO LIGHTING
2661 ALVARADO STREET
SAN LEANDRO, CA 94577
PHONE: (800) 221-0758

NOTE: FOR USE IN PARKING LOTS AND AREAS
REQUIRING CONTROL OF LIGHT SPILL OVER.

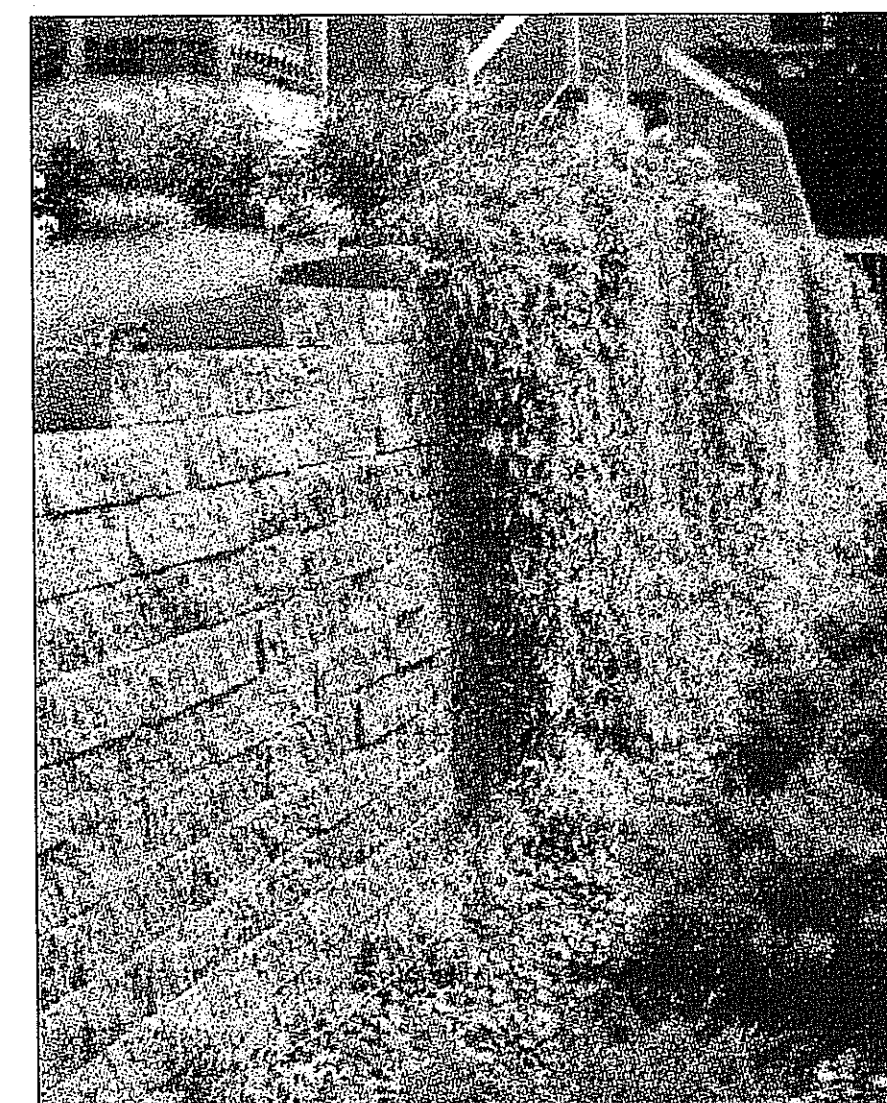
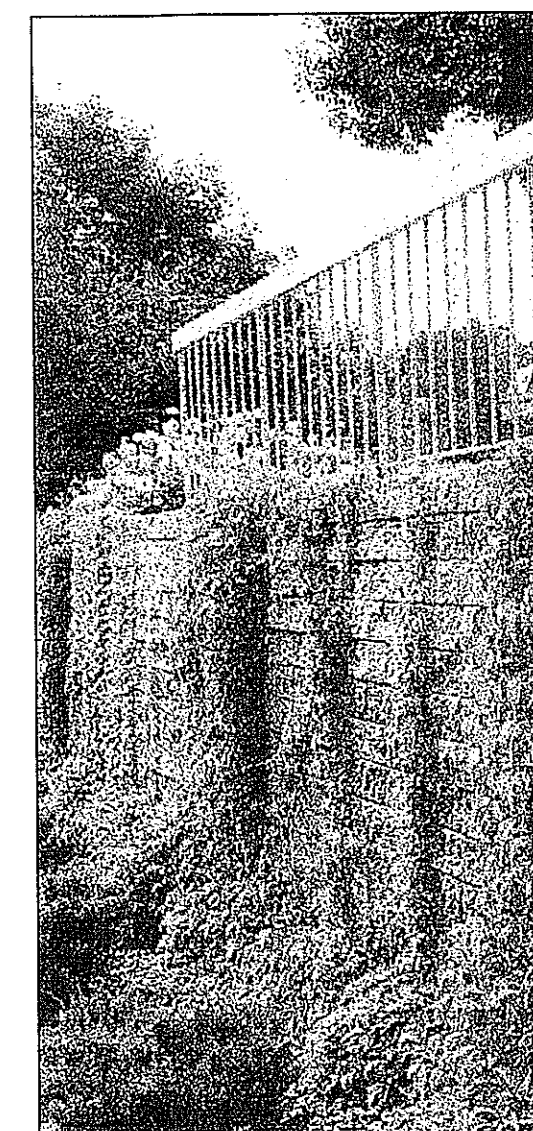
ADDITIONAL LIGHTING NOTES

1. THE HEIGHT OF THE POLES AND FIXTURES (INCLUDING
MOUNTING BASE, IF ANY) SHALL NOT EXCEED THE HEIGHT
OF THE BUILDINGS OR 25 FEET, WHICHEVER IS LESS.

2. ALL PARKING LOT LIGHTING SHALL CONSIST OF FULL
CUT-OFF FIXTURES.

3
6 PARKING
LOT/DECK LIGHT
PICTORIAL

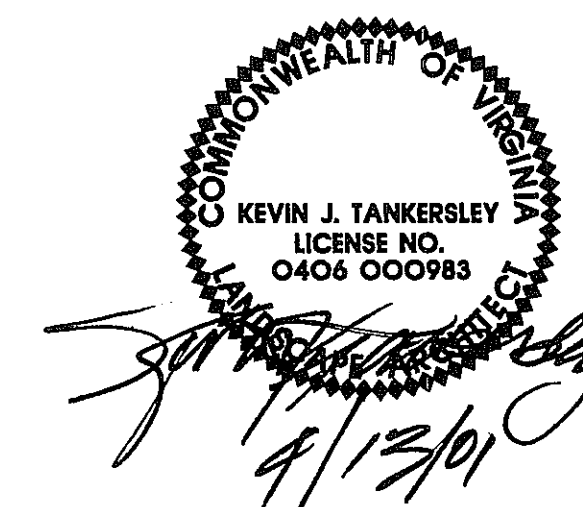
Fairfax Ridge Inc. 05B-150
NTS



6
6 MODULAR BLOCK RETAINING
WALL WITH PLANTINGS
PICTORIAL

Fairfax Ridge Inc. 14B-12
NTS

22/FDP 2000-PR-056
Application No. Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-5-01
Date of (BOS) (PC) approval 5-23-01
Sheet 10 of 14
FDP dev. conditions dated
5-23-01



LandDesign, Inc.
Landscape Architecture
Urban Design
1414 Prince Street, Suite 400
Alexandria, VA 22314-2815
703/546-7784
703/546-4884

**Fairfax Ridge
Limited Partnership**

**Fairfax Ridge
CDP/FDP 2000-PR-056 /SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia**

Site Details

REVISIONS

DATE	BY	REVISION
3/29/01	COUNTY	COMMENTS
3/16/01	ADDITIONAL INFO	
4/13/01	COUNTY	COMMENTS

DATE: 2/23/01	
DES. BK	DWN. MW
SCALE: AS SHOWN	
PROJECT/FILE NO. 2000018	
SHEET NO. 6 OF 10	



1
7
Fairfax Ridge Road - Partial Street Elevation
ELEVATION
NTS

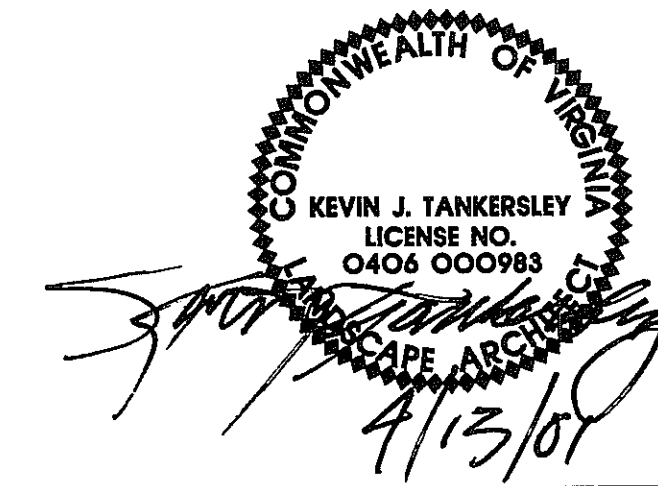


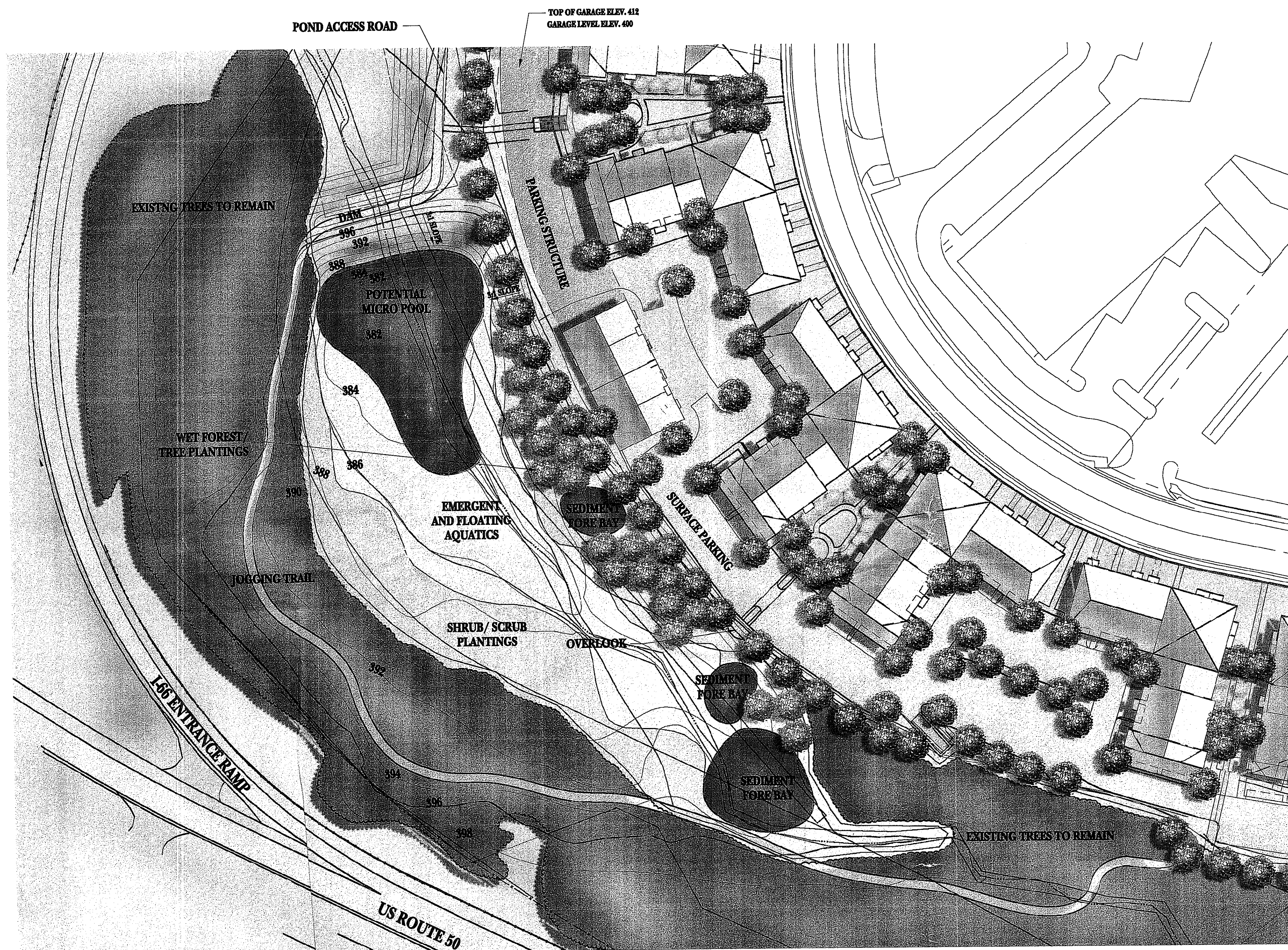
2
7
Overlook Street - Partial Street Elevation
ELEVATION
NTS

NOTE:
LANDSCAPING SHOWN ON THIS SHEET IS PRELIMINARY.
IT REPRESENTS THE QUANTITY AND THE LEVEL OF
LANDSCAPE MATERIAL THAT IS PROPOSED. THE
ACTUAL LOCATIONS, TYPES AND AMOUNTS OF
VEGETATION AND FURNITURE WILL BE DETERMINED
FURTHER TO MORE DETAILED LANDSCAPE PLANS
TO BE PREPARED AND SUBMITTED IN CONJUNCTION
WITH THE SITE PLAN.

NOTE:
THE BUILDING ELEVATIONS ON THIS SHEET ARE
PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE
THE GENERAL CHARACTER AND ARCHITECTURAL
THEME OF THE PROPOSED BUILDINGS. THE
ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR
MODIFICATIONS WITH FINAL ARCHITECTURE,
ENGINEERING AND DESIGN.

RZ/FDP 2000-PR-056 A.P.
Application No. Staff B.O.S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP) 7/9/01
SEE PROFFERS DATED 7-5-01
Date of (BOS) (FDP) approval 5-23-01
Sheet 11 of 14
FDP dev. conditions dated 5-23-01

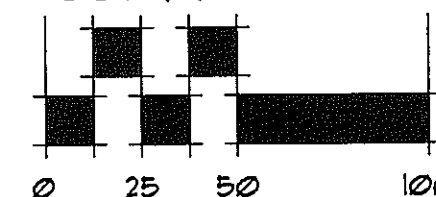




1 8 CONCEPTUAL POND DESIGN PLAN

NOT TO SCALE

SCALE: 1" = 50'



DETENTION POND PLANT LIST

THE PLANTS SELECTED BELOW ARE REPRESENTATIVE OF THE TYPES OF PLANTS TO BE INSTALLED. ACTUAL FINAL SELECTION WILL DEPEND UPON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, SOIL CONDITIONS AND PLANTING AREAS.

WET FOREST/TREE LAYER (ELEVATION 388-392 +/-)
 ACER RUBRUM - RED MAPLE
 FRAXINUS PENNSYLVANICA - GREEN ASH
 QUERCUS PHellos - WILLOW OAK
 QUERCUS PALUSTRIS - PIN OAK
 PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE
 LIQUIDAMBAR STYRACIFLUA - SWEET GUM
 TAXODIUM DISTICHUM - BALD CYPRESS

SHRUB SCRUB (ELEVATION 386-388 +/-)
 CORNUS AMOMUM - SILKY DOGWOOD
 ITEA VIRGINICA - VIRGINIA SWEETSPIRE
 ALNUS SERRULATA - BROOKSIDE ALDER
 ILEX VERTICILLATA - COMMON WINTERBERRY
 VIBURNUM DENTATUM - SOUTHERN ARROWOOD
 BETULA NIGRA - RIVER BIRCH
 CORNUS SERICEA - RED OSIER DOGWOOD

EMERGENT AND FLOATING AQUATICS
 NYMPHAEA - FRAGRANT WATERLILY
 IRIS VERSICOLOR - BLUE IRIS
 IRIS PSEUDACORUS - YELLOW IRIS
 ACORUS CALAMUS - SWEET FLAG
 HIBISCUS MOSCHUETOS - MARSH HIBISCUS
 SCIRPUS VALIDUS - SOFT STEM BULL RUSH
 SCIRPUS AMERICANUS - OLNEY'S BULL RUSH
 FONTEDERIA CORDATA - PICKEREL WEED

**2 YEAR POND
(ELEVATION 392) - 3 ACRES**

**10 YEAR POND
(ELEVATION 394) - 3.5 ACRES**

**100 YEAR POND
(ELEVATION 396) - 4.1 ACRES**

R2/FDP 2000 .PR-056 A.P.
 Application No. Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (EDP) (FDP)
 SEE PROFFERS DATED 7-5-01
 Date of (BOS) (EC) approval 5-23-01
 Sheet 12 of 14
 FDP dev. conditions dated 5-23-01

NOTE:
 1. LANDSCAPING SHOWN ON THIS SHEET IS PRELIMINARY. IT REPRESENTS THE QUANTITY AND THE LEVEL OF QUALITY OF LANDSCAPE MATERIAL THAT IS PROPOSED. THE ACTUAL LOCATIONS, TYPES AND AMOUNTS OF VEGETATION WILL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLANS TO BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SITE PLAN.

2. EXISTING TREES TO BE MAINTAINED PER THE PROFFERS FOR THIS REGIONAL DETENTION POND ALONG THE WESTERN AND SOUTHERN SIDES.

3. THE STORM WATER POND ELEVATIONS, DESIGN AND PLANTING LOCATIONS ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING AND REVIEW BY DPWES.



DATE: 3/13/01
 DES. BK DWN. MU
 SCALE: 1" = 50'
 PROJECT/FILE NO. 2000018
 SHEET NO. 8 OF 10

LandDesign Inc.
 Landscaping Architecture
 Design
 1400 E. Main Street
 Alexandria, VA 22314-2815
 Fax: 703/546-4984

**Fairfax Ridge
Limited Partnership**

**Fairfax Ridge
CDP/FDP 2000-PR-056/SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia**

**Regional Detention Pond
#D - 47 Plan**

REVISIONS

3/16/01
 ADDITIONAL INFO
 4/13/01 COUNTY COMMENTS

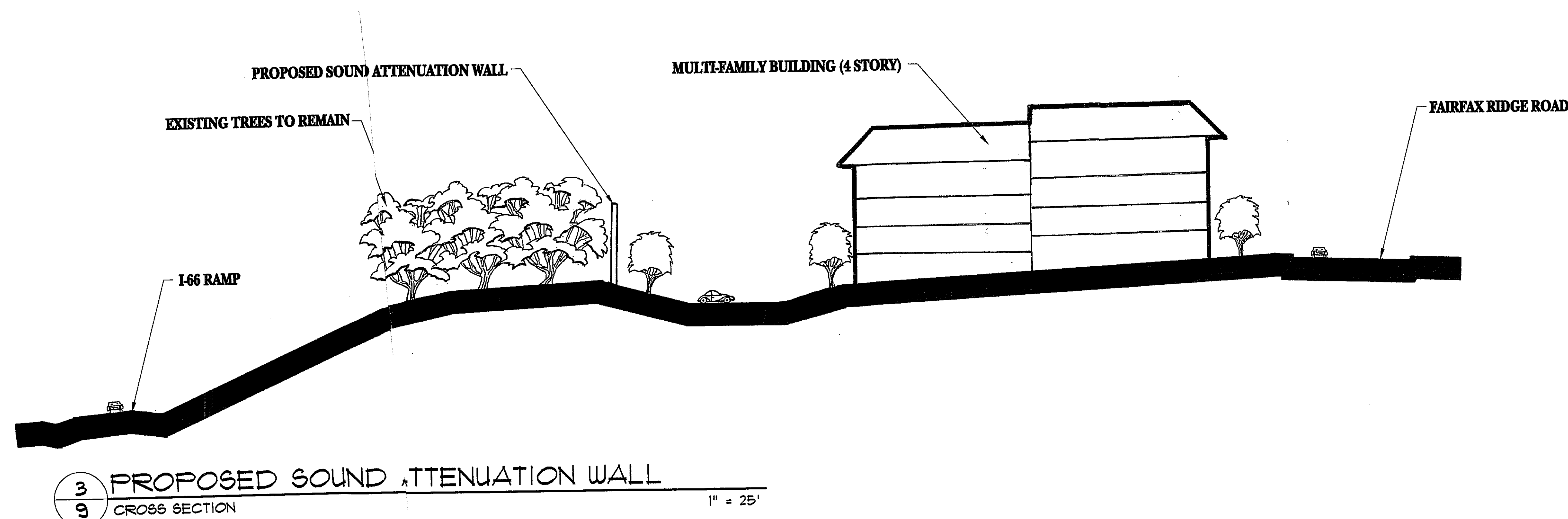
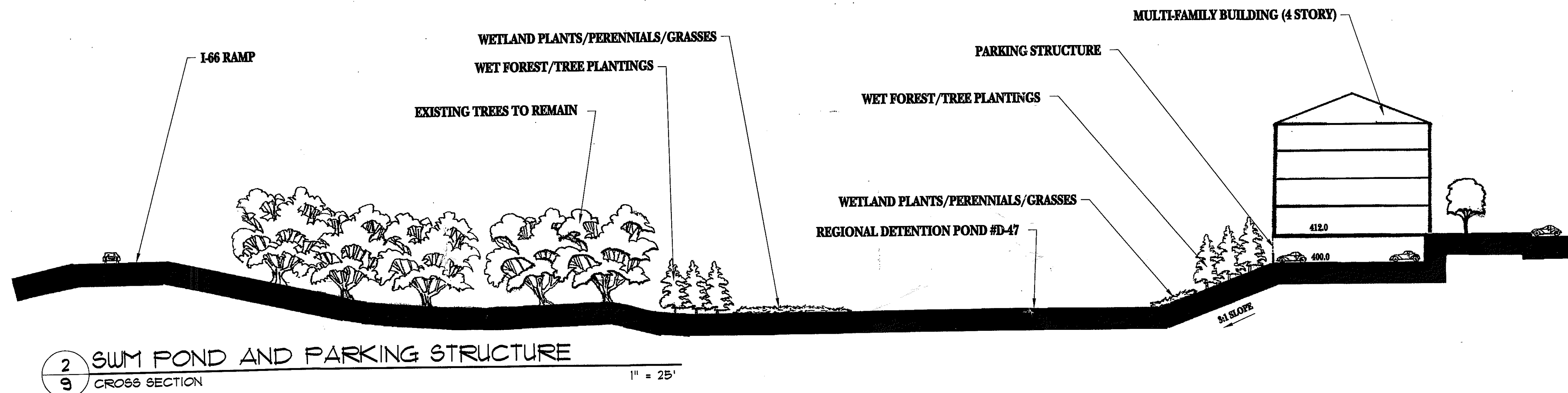
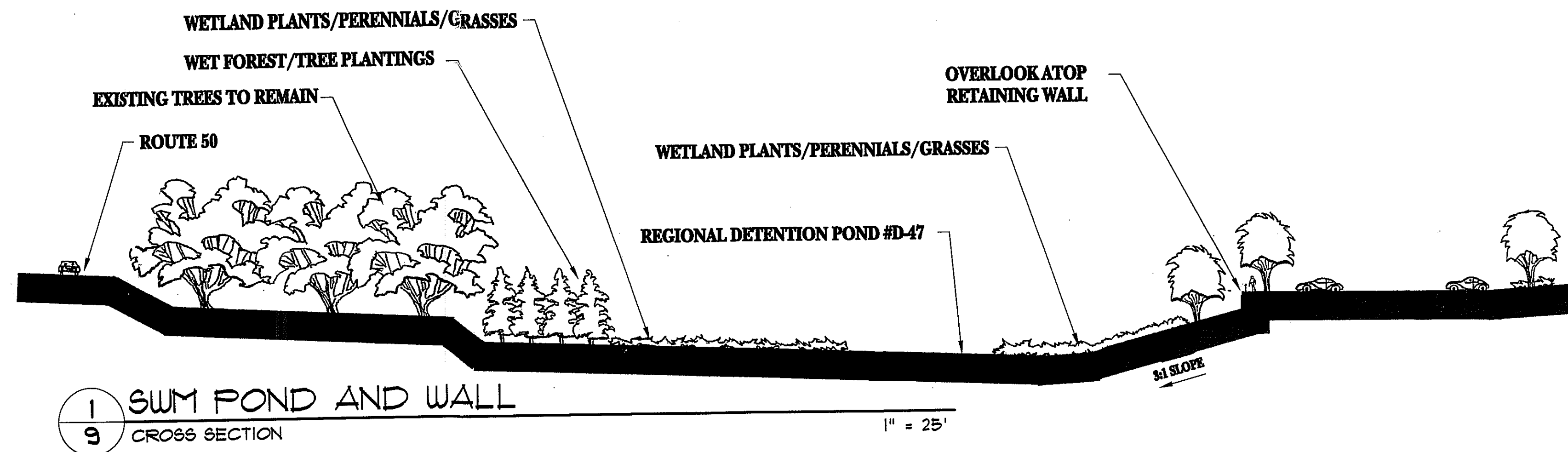
DATE: 3/13/01

DES. BK DWN. MU

SCALE: 1" = 50'

PROJECT/FILE NO. 2000018

SHEET NO. 8 OF 10



RZ/FDP 2000-PR-056 A.P.
 Application No. Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (EDP) 7-5-01
 SEE PROFFERS DATED 5-23-01
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 Sheet 13 of 14
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 BE PREPARED AND SUBMITTED IN CONJUNCTION WITH
 THE SITE PLAN.

LandDesign, Inc.
 Land Planning
 Landscape Architecture
 Urban Design
 Geographic Information Systems
 1414 Prince Street Suite 400
 Alexandria, VA 22314-2815
 Fax 703/548-4884

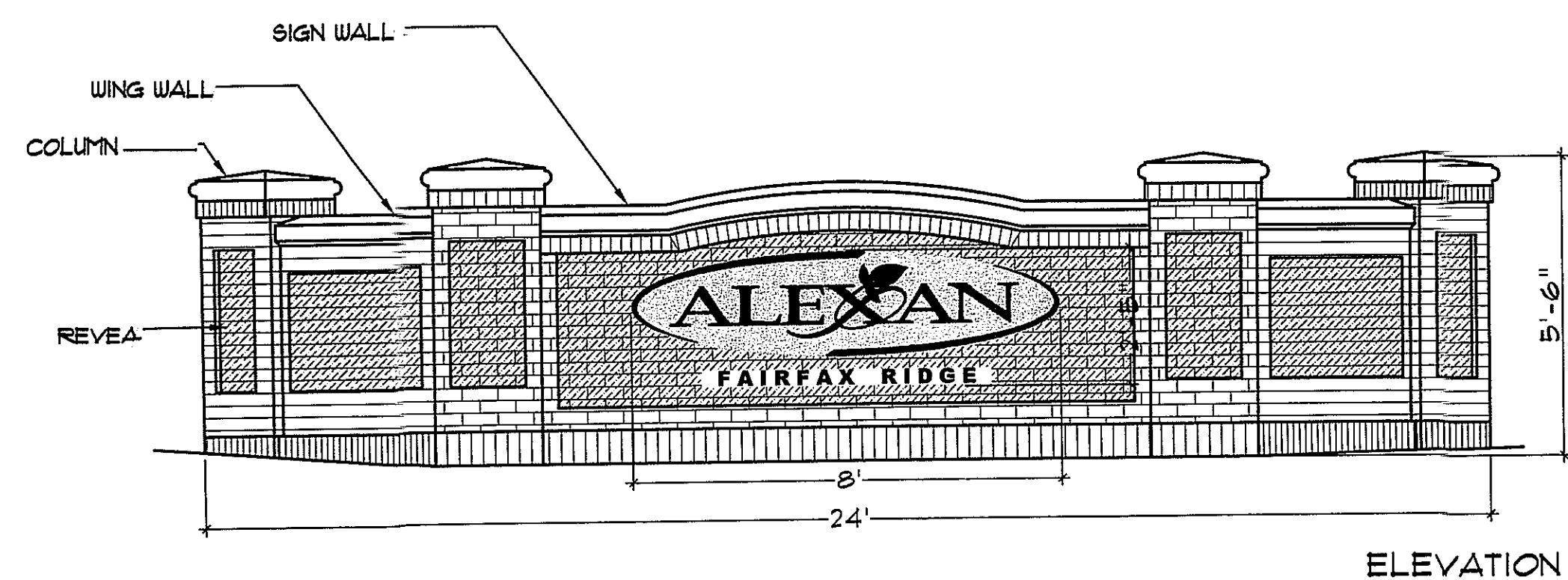
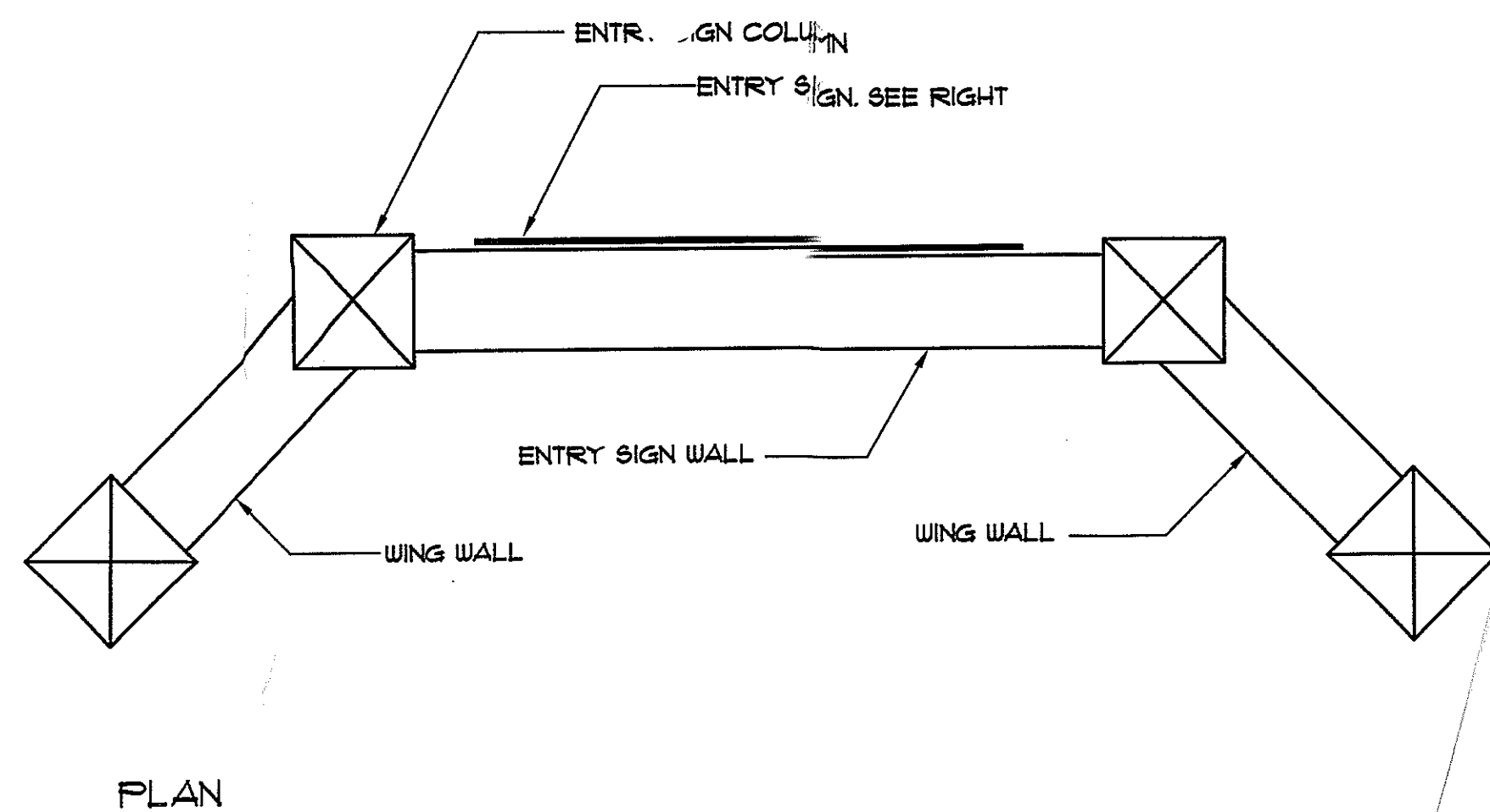
**Fairfax Ridge
 Limited Partnership**

**Fairfax Ridge
 CDP/FDP 2000-PR-056/SE 00-P-050
 Providence Magisterial District
 Fairfax County, Virginia**

**Regional Detention Pond
 #D - 47 Cross Section**

REVISIONS
 3/16/01 ADDITIONAL
 INFORMATION
 4/13/01 COUNTY
 COMMENTS

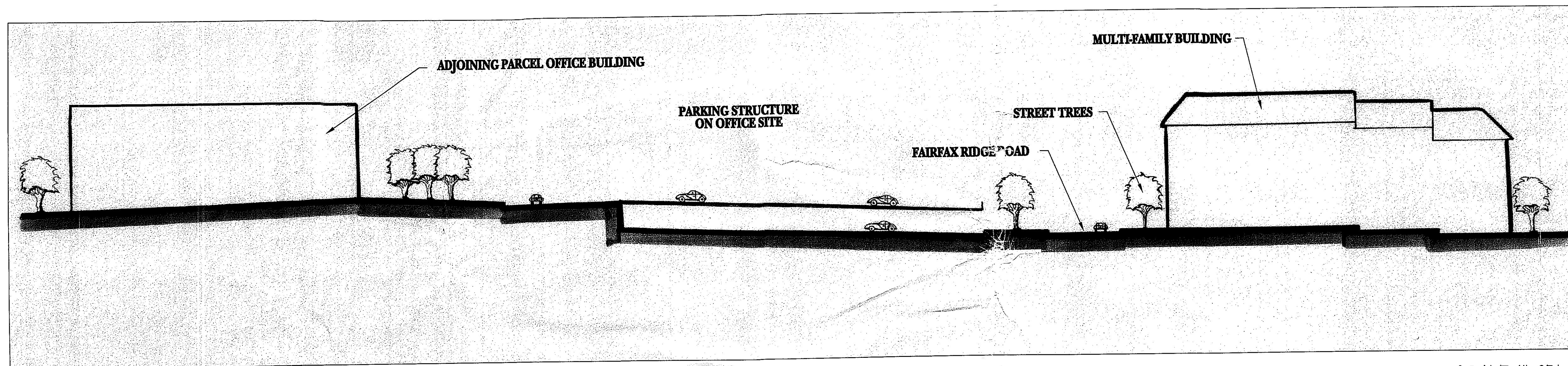
DATE: 2/9/01
 DES. DWN.
 BK MW
 SCALE: 1"=25'
 PROJECT/FILE NO.
 2000018
 SHEET NO.
 9 OF 10



NOTE:
THIS SIGN MONUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN OF THE MONUMENT WILL BE EQUAL IN CHARACTER AND QUALITY.

1 ENTRY SIGN AND MONUMENT
PLAN/ELEVATION

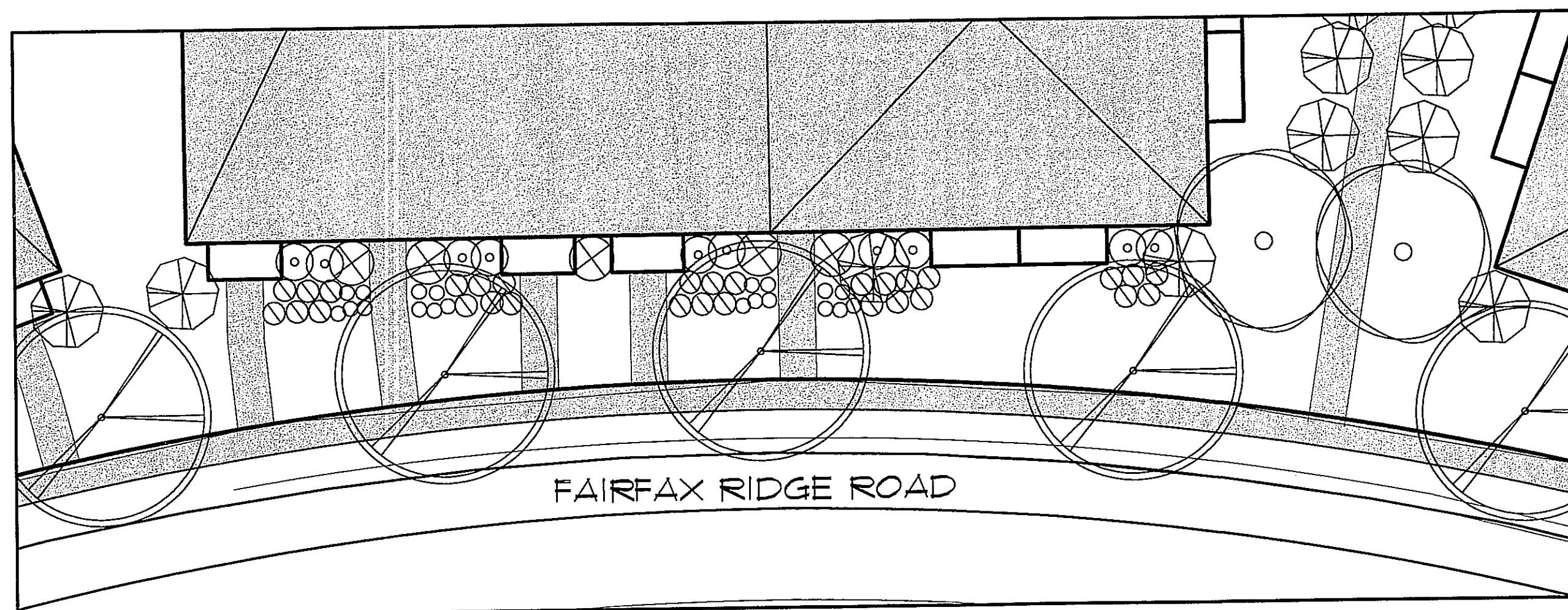
01A-342
3/8"=1'-0"



2 CONCEPTUAL ARCHITECTURE -
SITE SECTION
SECTION



RZ/FDP 2000-FR-050 Staff: A.P.
Application No. APPROVED DEVELOPMENT PLAN 8.05.
(DP) (GDP) (GDP) (FDP) 7-5-01 7/9/01
SEE PROFFERS DATED
Date of (BOS) (RC) approval 5-23-01
Sheet 14 of 14
FDP dev. conditions dated 5-23-01



NOTE:
LANDSCAPING SHOWN ON THIS SHEET IS PRELIMINARY. IT REPRESENTS THE QUANTITY AND THE LEVEL OF LANDSCAPE MATERIAL THAT IS PROPOSED. THE ACTUAL LOCATIONS, TYPES AND AMOUNTS OF VEGETATION AND FURNITURE WILL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLANS TO BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SITE PLAN.

LEGEND

- EXISTING 8" CALIFER LARGE DECIDUOUS TREE
- ORNAMENTAL/FLOWERING TREE (SMALL OR MEDIUM DECIDUOUS TREE), MIN. 1" CALIFER
- COMPACT OR SMALL EVERGREEN TREE, MIN. 6' - 8' HEIGHT
- LARGE DECIDUOUS TREE, MIN. 3-1/2" CALIFER
- LARGE SHRUBS, MIN. 30"-36" HT.
- MEDIUM SHRUBS, MIN. 18"-24" HT.
- SMALL SHRUBS AND GROUNDCOVERS, SIZES VARY: 4" TO 1 GALLON POTS
- LARGE DECIDUOUS TREE, MIN. 2-1/2" CALIFER
- EXISTING TREES TO REMAIN

3 TYPICAL STREETSCAPE PLAN
PLAN

3/4"=1'-0"

LandDesign, Inc.
Landscaping Architecture
1414 Prichard Street, Suite 400
Alexandria, VA 22314-2815
Tel: 703/549-7775
Fax: 703/549-4984

**Fairfax Ridge
Limited Partnership**

**Fairfax Ridge
CDP/FDP 2000-FR-056/SE 00-P-050
Providence Magisterial District
Fairfax County, Virginia**

Streetscape Plan

REVISIONS

2/29/01	COUNTY COMMENTS
3/29/01	COUNTY COMMENTS
3/16/01	ADDITIONAL INFO
4/13/01	COUNTY COMMENTS

DATE: 9/15/00
DES. KT DWN. MW
SCALE: AS SHOWN
PROJECT/FILE NO. 2000018
SHEET NO. 10 OF 10

